



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

TELEPHONE
(213) 974-1930
FACSIMILE
(213) 613-4751
TDD
(213) 633-0901

ROBERT E. KALUNIAN
Acting County Counsel

August 25, 2009

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#16 AUGUST 25, 2009

Agenda No. 9
03/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

Re: **CONDITIONAL USE PERMIT NUMBER 2005-00088-(5)**
OAK TREE PERMIT NUMBER 2005-00039-(5)
HOUSING PERMIT NUMBER 2006-00001-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced permits to facilitate a residential development with 92 single-family lots and 93 senior citizen condominium units in the Newhall Zoned District. At the completion of the hearing you indicated your intent to approve the permits with modified conditions and instructed our office to prepare appropriate findings and conditions for approval. Enclosed are proposed findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

EML:vn
Enclosures

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT CASE NO. 2005-00088-(5)
OAK TREE PERMIT CASE NO. 2005-00039-(5)
HOUSING PERMIT CASE NO. 2006-00001-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly-noticed public hearing on March 24, 2009, in the matter of Conditional Use Permit No. 2005-00088-(5) ("CUP"), Vesting Tentative Map No. 53653 ("Vesting Map"), Oak Tree Permit No. 2005-00039-(5) ("Oak Tree Permit"), Housing Permit No. 2006-00001-(5) ("Housing Permit"), and Zone Change No. 2008-0004-(5) ("Zone Change"), collectively the Project.
2. The permittee, D.R. Horton, is proposing to develop 92 single-family lots, one multi-family lot with 93 new attached senior condominium units in two buildings, five open space lots, six public facility lots, one park lot, and one fire station lot on 234.8 gross acres, of which 167.6 acres will be open space.
3. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing on the CUP concurrently with the Vesting Map, Oak Tree Permit, and Housing Permit on November 15, 2006. The Commission held a re-opened public hearing on the above applications and the Zone Change on June 18, 2008, July 9, 2008, July 30, 2008, and August 20, 2008.
4. A CUP is required to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to nonurban hillside management, density-controlled development, development within an Significant Ecological Area ("SEA"), residential use in a commercial zone, and on-site Project grading pursuant to sections 22.24.100, 22.24.150, 22.28.210, 22.56.010, 22.56.205, and 22.56.215 of the County Code, as well as to ensure compliance with the proposed Development Program ("DP") zoning pursuant to section 22.40.040 of the County Code.
5. The Project site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State ("I-5") Freeway and The Old Road between Calgrove Boulevard and Sagecrest Circle in the Newhall Zoned District.
6. The Project's irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.

7. Access to the proposed Project site is provided by The Old Road, an 80-foot-wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the Project will be 64-foot-wide "A" Street with additional interior access provided by 64-foot-wide collector streets and 60-foot and 58-foot-wide local streets.
8. The Project site is currently zoned A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture - Two Acre Minimum Required Lot Area), and C-3 (Unlimited Commercial) which were established by Ordinance No. 7168 on July 5, 1957.
9. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development - One Acre Minimum Required Lot Area - 1.4 Dwelling Units per Net Acre) and C-3 (Unlimited Commercial) to the north; A-2-2 and R-R (Resort and Recreation) to the south; and A-2-2 to the west.
10. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; the I-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
11. The Zone Change proposes to change the zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial – Development Program) for the senior condominium development on the proposed senior multi-family Lot No. 94. The DP designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict the development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the property unless a new conditional use permit is first obtained.
12. The Vesting Map is a related request to create 93 single-family lots, one multi-family lot with 93 new attached senior condominium units within two buildings as well as five open space lots, six public facility lots, one park lot, and one fire station lot on 234.8 gross acres. One single-family lot is required to be eliminated prior to final map recordation due to density limits, for a maximum of 92 single-family lots.
13. The Oak Tree Permit is a request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
14. The permittee submitted an Oak Tree Report as prepared and amended by Interface Management Services (arborist Doug Nickles) and Trees, etc., a division of RDI and Associates, Inc., the consulting arborists dated September 2006, that identifies and evaluates 1,395 oak trees on the subject property.

15. The proposed removal of 162 oak trees and encroachments into the protected zone of 52 oak trees are due to potential impacts from construction and development for the Project including debris basins, roads, and grading.
16. The Los Angeles County Forester and Fire Warden ("Forester") reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval of the requested oak tree removals and encroachments, subject to recommended conditions of approval, including replacement of oak tree removals at a rate of 2:1 (and 10:1 for heritage oaks) for a total of 428 mitigation oak trees.
17. The Housing Permit is a request to authorize a 50 percent density bonus associated with the senior citizen housing development along with modification of the maximum building height of 35 feet to allow a maximum height of 50 feet. The Housing Permit will also allow less than the required number of parking spaces for the senior citizen portion of the Project under the County Code, which normally would require 209 parking spaces. Instead, the senior citizen condominium portion of the Project will contain 172 spaces, which is determined to be adequate parking for the multi-family lot.
18. Exhibit "A" dated July 11, 2006, depicts a residential development of 93 attached senior condominiums in two buildings and 93 single-family lots in a clustered design. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size. Grading consists of 2,090,350 cubic yards of both cut and fill (total of 4,180,700 cubic yards) to be balanced on-site. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park, and a 12-foot-wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent), including 123.6 acres of natural open space. Exhibit "A" also depicts access to off-site properties through two tap streets to the west and one tap street to the east. On the senior multi-family lot, the permittee also proposes a private recreational building, pool, and spa. The senior multi-family condominiums will contain 172 parking spaces.
19. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan supports a density bonus of up to 50 percent for the senior development for a maximum of 185 dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two SEAs (Lyon Canyon and Santa Susana Mountains). The Project proposes development within the boundaries of both SEAs.

20. The single-family residential portion of the Project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to section 22.24.120 of the County Code. The permittee has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to sections 22.24.150 and 22.56.205 of the County Code. The clustering will reduce the lot sizes to less than the one acre and two acres required, but maintain an average of one and two acres per lot throughout the Project (excluding the fire station and senior multi-family portion of the development) and reserve the undeveloped portion of the Project as permanent open space.
21. The multi-family senior condominium portion of the Project is consistent with the proposed C-3-DP zoning classification because the permittee has requested a CUP to permit a residential use in a commercial zone pursuant to section 22.28.210 of the County Code. The permittee has also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits as submitted to the Commission and the Board.
22. The permittee proposes that all 93 condominium dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the associated Housing Permit.
23. Twenty-four comment letters were submitted to the Commission in connection with its first hearing. Twenty letters opposed the Project. The concerns expressed related to: 1) lack of access from this Project to adjoining properties to the west and northwest, and 2) a desire to retain horse-keeping abilities on the proposed single-family lots. Concerns also included: requests for reduction in project size to reduce impacts to the SEAs; a question regarding the provision of an adequate second means of access; requests that a fire station be constructed as part of the project, and that the fire danger in the area be disclosed to buyers of the homes. Correspondence also expressed concerns about changed circumstances due to a recent court decision on water supply. Project changes were also requested to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development. Other letters requested that the permittee provide full monetary value of removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund").
24. Four letters were received by the Commission with neutral comments regarding provision of water from the Valencia Water Company, and comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
25. During the first public hearing before the Commission on November 15, 2006, staff presented the proposed subdivision with the associated CUP, Oak Tree Permit, and Housing Permit. After opening the public hearing, the Commission also heard testimony from the permittee as well as the public.

26. During the hearing, the permittee presented the history of the Project including an original proposal with the City of Santa Clarita for a much larger development. A modified Project submitted to the County was designed to be consistent with the General Plan, provide for dedication of open space and trails as well as creation of a private park with tot lot and other amenities. The permittee advised that the Project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. School district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the Project was designed to preserve significant natural resources with additional enhancement of habitat.
27. Ten people testified during the November 15, 2006 public hearing, four representing the permittee, two others in support of the Project, and four in opposition. Those in support addressed the Project's provision of dirt trails and off-site access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the Project included comments related to providing senior housing closer to shopping; concern about paving of land resulting in less recharge and loss of riparian habitat; insufficient information in the Draft EIR regarding water supply and presence of perchlorate; and requests to preserve additional oak trees. Comments also addressed the Project's significant and unavoidable impacts identified in the Draft EIR and recommendation to redesign the Project consistent with Alternative No. 4 in the Draft EIR.
28. The permittee responded that claims for off-site access via prescriptive easements have yet to be verified by the permittee, and while "not interested" in constructing additional roads, the permittee indicated a willingness to maintain access. The proposed market-rate senior housing will be for active seniors with on-site access to private recreational facilities and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the Project. The permittee also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The Project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for on-site oak mitigation, and efforts will be focused where previous oak habitat exist or previously existed. The permittee also committed to placing no restrictions for horse-keeping on the property. Alternative No. 4 was considered by the permittee, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The Project, however, was designed to provide benefits, including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
29. The Commission members discussed the Project and its impacts to oak trees and the SEA. Among the views voiced was that while the Project would remove a large number of oak trees, including heritage oak trees, the property is within private ownership and the Project itself has benefits. The Project's impacts have

been mitigated to the extent feasible, and grading has been balanced on site. Senior housing in this price range is needed and shopping is available close to the development. The provision of off-site access via the depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space dedication and contiguous open space.

30. The Commission discussion also expressed concerns with the Project, including a need for greater consideration of the tap streets and how they will affect future development. It was expressed that the proposed Project is better than that previously proposed, but that further study of Alternative No. 4 recharge issues, including a water supply assessment and additional analysis in the Draft EIR regarding grading was necessary. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.
31. Other members of the Commission indicated that they felt there was sufficient information in all areas of the Project, and that provision of tap streets allowed for access to be resolved for landlocked parcels. The Project was designed with consideration of economic constraints and, conversely, Alternative No. 4, as indicated by the permittee, was infeasible. Fire sprinklers will be provided in the homes and the Project was designed to comply with the limitation that a maximum of 75 dwelling units be situated on a single means of access.
32. After considering all testimony, the Commission closed the public hearing on November 15, 2006, directed staff to prepare final documents for consideration of approval for the Vesting Map, CUP, Oak Tree Permit, and Housing Permit including the Final EIR. The Commission also directed the permittee to work with the off-site property owners to resolve access issues before final action.
33. After the close of public hearing on November 15, 2006, the permittee and off-site owners addressed concerns regarding the provision of access to adjacent properties. The permittee and off-site owners discussed various potential access routes, ultimately arriving at three options for such an access route:
 - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design and ultimate construction the responsibility of the off-site owners.
 - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements, however, would have to be established through legal means by the off-site owners and can be done at any time independent from the subject Project.
 - Option 3: This access route would be through another development to the north outside the boundaries of the subject Project. Negotiations on the

terms of the access easement between this adjacent property owner and the off-site owners were never finalized and can be done at any time independent from the subject Project. Engineering design and ultimate construction would be the responsibility of the off-site owners.

34. Subsequent to the close of the November 15, 2006 public hearing, it was determined that the permittee was required to file an application for the Zone Change and an amended CUP to address the multi-family use in the existing A-2 zone. The Zone Change proposed changing the A-2-1 and A-2-2 zone classifications to C-3-DP on 9.3 acres (senior multi-family Lot No. 94) of the subject property. The amended CUP includes consideration of the DP zone designation issues and the request to permit a residential use in a commercial zone.
35. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the Project as originally presented. The Commission agreed to re-open the public hearing to consider the Project in light of the Zone Change and amended CUP request, and directed staff to prepare proper notice for the re-opened public hearing to be held on June 18, 2008.
36. On June 18, 2008, the hearing was re-opened. Staff made a presentation and testimony was received from the permittee and the public. The Commission raised several concerns and discussed several issues, including the location of access rights for adjacent properties, impacts to oak trees and woodlands, water source and availability, off-site access including road widths, and a lack of Findings of Facts and Statement of Overriding Considerations ("Findings and SOC"), documents required by the California Environmental Quality Act ("CEQA") if the Project was to be approved because of impacts that could not be mitigated to a less than significant level.
37. The permittee advised, among other things, that an oak woodland would be re-created, 83 percent of oak trees on the site will remain as will 72 percent of the oak woodland with maps of future areas depicted in the EIR. Regarding access issues, the permittee identified its preferred access (Option No. 1 identified in Finding No. 30 above) and agreed to disclose to future purchasers that easements existed on the Project to allow access to neighboring properties.
38. The public hearing was continued to July 9, 2008, and later continued to July 30, 2008 due to lack of quorum. During the July 30, 2008 public hearing session, the Commission heard a presentation from staff as well as testimony from the permittee and the public.
39. Five people testified during this public hearing session, four in opposition and one in support, the latter focusing on off-site access. Issues raised by testifiers in opposition included: existing stock of senior citizen housing with specific mention of the number of senior citizen dwelling units approved and pending in the area;

availability of amenities for senior citizens in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding for all conditions by the permittee; slope failure in the Santa Clarita Area; and water availability.

40. The permittee responded to concerns stating that: the senior citizen units will be outside the canyon and easily accessed; 70 percent of the Project will be open space dedicated to a public agency; open space includes trails and the Department of Parks and Recreation has an interest in the open space; the SEA within the Project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
41. The Commission discussed a "Dial-a-ride" type of service for the senior portion of the Project; the pad to be provided for a fire station facility if determined to be needed in the future; disturbance to undeveloped areas by projects not completed; and requested that the fire hazards and services be added to the Findings and SOC.
42. The Commission also expressed concern regarding the Project's water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works ("Public Works") stated that annexation of the Project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken. The Commission expressed concern regarding the absence of Commissioner Modugno.
43. After hearing all testimony on July 30, 2008, the Commission continued the public hearing to August 20, 2008, to a date when all Commissioners could be available.
44. During the August 20, 2008 public hearing session, the Commission heard a presentation from staff as well as testimony from the permittee and the public. Five people testified, four in opposition and one in support. Issues raised by testifiers in opposition included: proximity of services for future senior citizen residents of the development; limited road access; disturbance of ecological resources and a SEA; removal of oak trees; fire hazards; future public service costs to be endured for fire fighting services; a request for bonding for all conditions by the permittee; and water availability.
45. Staff advised the Commission of a new Public Works' Roads condition and mitigation measure distributed the day of the hearing regarding the Project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.

46. During the hearing session, the Commission expressed concern regarding the validity of the water availability letter for the Project because it was two years old, and added a condition to the Vesting Map and CUP requiring a current and valid water availability letter at various stages of the development, including prior to final map recordation and before issuance of grading permits and building permits.
47. The Commission also expressed concern regarding restricting the senior citizen housing portion of the development to be 100 percent owner occupied. They mentioned that there may be instances where a unit could not be owner occupied due to a change in life event, and in those instances, the unit could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the Housing Permit was added, requiring a minimum of 85 percent of the 93 condominium units be owner-occupied. In addition, an existing condition was clarified to have the Covenants, Conditions, and Restrictions ("CC&Rs") for the senior housing portion of the Project reflect the minimum owner-occupied percentage required.
48. The Commission indicated that the Project will not set precedent of future projects developing within SEAs.
49. After hearing all testimony on August 20, 2008, the Commission closed the public hearing, certified the EIR, and Findings and SOC's and approved the Vesting Map, CUP, Oak Tree Permit, and Housing Permit and recommended approval of the Zone Change.
50. The Commission's approval of the Project was deemed timely called up for review by the Board pursuant to section 22.60.230.B.2 of the County Code because the Project includes the Zone Change. The Board's duly-noticed public hearing for the Project was held on March 24, 2009. The Department of Regional Planning ("Regional Planning") staff presented a report that described the Project, outlined the administrative process that had occurred to date and identified additional conditions and changes to the Project that occurred during the administrative process.
51. Four individuals testified in opposition to the Project. Concerns were raised regarding traffic, noise, air quality, dangers to seniors residing in housing in a high fire zone, the loss of oak trees and oak woodlands, and the adequacy of the water supply. Two individuals representing the Project subdivider testified in support of the Project.
52. At the Board hearing, it was pointed out that: (1) all mitigation measures requested by the fire department were included; and (2) that 83 percent of the oak trees and 72 percent of the oak woodland would be preserved with tree planting and payment into an oak tree fund required for mitigation. In addition, the Project includes a 1.4-acre private park in which additional oak trees, not counted as part of the oak tree mitigation, will be planted. The 1.4-acre park is

not counted as part of the open space that will be preserved; 71 percent of the open space at the Project site will be preserved. The Project was down-sized from 385 units initially proposed to 185 units and included dedication of an equestrian trail.

53. The fire station condition was ordered revised at the Board hearing to require transfer of the fire station site to the Consolidated Fire District of Los Angeles County including an easement providing access to The Old Road within two years of the date of final Board approval. A covenant will be recorded on single-family home lots to require that the CC&Rs and future Homeowners' Association rules not prevent or restrict horse-keeping or equestrian uses that conform with County regulations.
54. As agreed by the permittee and in accordance with the Board's direction, the permittee is required to disclose the possibility of future access through the subject property to all future home buyers; the Project will not restrict future horse-keeping activities on the property; and a provision of transportation options for the senior development shall be incorporated into the Project.
55. The necessary drainage improvements for soil erosion control will be designed in accordance with the standards of Public Works as a condition of approval of the related Vesting Map.
56. The proposed Project is required to comply with the development standards of the A-2, C-3, and C-3-DP zone classifications pursuant to sections 22.24.170, 22.28.220, and 22.40.070 of the County Code, except as otherwise modified by the CUP or by the Housing Permit.
57. Pursuant to section 22.56.205 of the County Code, all commonly-owned areas within the density-controlled development shall be permanently reserved by a homeowners' association or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas. Open space Lot Nos. 102 and 103 shall be owned and maintained by the homeowners' association. Open space Lot Nos. 104 through 107 shall be dedicated to a public agency to the satisfaction of Regional Planning.
58. Pursuant to section 22.56.205 of the County Code, all dwelling unit types for the single-family dwelling portion of the Project shall be single-family residences. The density-controlled development covers the Project site with exception of the senior multi-family Lot No. 94 and fire station Lot No. 95. All proposed residential lots are for single-family units.

59. Pursuant to section 22.56.205 of the County Code, the location, separation, and height of buildings shall be governed by CUP conditions. By County Code provisions, the single-family dwelling units may reach a maximum height of 35 feet above grade and may be located on the lot in compliance with applicable yard setbacks.
60. Pursuant to section 22.52.215 of the County Code, a minimum of 70 percent of the Project shall be provided as open space. The subject property is 234.8 acres in size, and provides 167.6 acres or 71.4 percent open space. Areas counted toward open space include undisturbed natural areas, graded slopes within private ownership, and unpaved portions of the debris basin and proposed park.
61. The permittee has submitted a development progress schedule for the DP zone pursuant to section 22.40.050 of the County Code.
62. As a condition of approval of the CUP, the permittee shall be required to comply with all applicable conditions for hillside management, SEA, DP, and density-controlled development as set forth in sections 22.40.070, 22.56.205, and 22.56.215 of the County Code.
63. An Initial Study was prepared for the Project in compliance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the Project relating to geotechnical resources, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and Project revisions, a Final EIR has been prepared for this Project. The Final EIR consists of the Draft EIR dated September 2006 and the Responses to Comments and identifies mitigation measures to be implemented as part of the Project.
64. Approval of the Project requires adoption of the Findings and SOC. The Board adopted the Findings and SOC, which are incorporated herein by this reference, as if set forth in full.
65. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings and SOC, implementation of the Project will result in specifically identified significant effects upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative), and solid waste disposal resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this Project.

66. With respect to the adverse effects upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative), and solid waste (cumulative), the Board determined that these impacts were reduced to the extent possible and to an acceptable level because the substantial benefits resulting from the Project outweigh the potential unavoidable adverse effects based upon overriding considerations set forth in the Findings and SOC.
67. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this Project.
68. The MMP in conjunction with the Final EIR identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Board certified the Final EIR following the conclusion of its hearing on the Project.
69. This Project has an impact on fish and wildlife resources. Therefore, the Project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
70. Approval of this CUP, Oak Tree Permit, and Housing Permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for the related Vesting Map and the MMP.
71. The permittee has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location conforms with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
72. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

BASED ON THE FOREGOING, THE BOARD OF SUPERVISORS CONCLUDES:

(REGARDING THE CUP)

1. That the proposed use with the attached conditions and restrictions will be consistent with the adopted Plan, a component of the General Plan;
2. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons

located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare;

3. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping, and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
4. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
5. That the proposed Project is located and designed so as to protect the safety of current and future community residents, and will not create significant threats to life and/or property due to the presence of geologic, seismic, slope instability, fire, flood, mud flow, or erosion hazard;
6. That the proposed Project is compatible with the natural, biotic, cultural, scenic, and open space resources of the area;
7. That the proposed Project is conveniently served by neighborhood shopping and commercial facilities, can be provided with essential public services without imposing undue costs on the total community, and is consistent with the objectives and policies of the General Plan;
8. That the proposed development demonstrates creative and imaginative design, resulting in a visual quality that will complement community character and benefit current and future community residents;
9. That the proposed development is designed to be highly compatible with the biotic resources present, including the setting aside of appropriate and sufficient undisturbed areas;
10. That the proposed development is designed to maintain water bodies, watercourses, and their tributaries in a natural state;
11. That the proposed development is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state;
12. That the proposed development retains sufficient natural vegetative cover and/or open spaces to buffer critical resources from said requested development;
13. That where necessary, fences or walls are provided to buffer important habitat areas from development;

14. That roads and utilities serving the proposed development are located and designed so as not to conflict with critical resources, habitat areas, or migratory paths;
15. That the development program provides necessary safeguards to ensure completion of the proposed development by the permittee forestalling substitution of a lesser type of development contrary to the public convenience, welfare, or development needs of the area;

(REGARDING THE OAK TREE PERMIT)

16. That construction of the proposed Project will be accomplished without endangering the health of any remaining trees on the property that are subject to Chapter 22.56, Part 16, of the County Code;
17. That the proposed removal of the oak trees will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated;
18. That in addition to the above facts, the removal of up to 162 oak trees and the encroachment into the protected zones of 52 oak trees is necessary for development reasons as continued existence of the trees at the present location frustrates the planned improvements or proposed use of the subject property to such an extent that: a) alternative development plans cannot achieve the same permitted density, or the cost of such alternative would be prohibitive; or b) placement of such trees precludes the reasonable and efficient use of such property for a use otherwise authorized;
19. That the proposed removal and encroachment of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedure;
20. That the information submitted by the permittee and presented at the public hearings substantiates the required findings for an Oak Tree Permit as set forth in section 22.56.2100 of the County Code;

(REGARDING THE HOUSING PERMIT)

21. That the proposed Project at the proposed location has been designed to be complimentary to the surrounding area in terms of land use patterns and design;
22. That the proposed Project will assist in satisfying housing needs and is viable in terms of continuing availability to meet such housing needs; and
23. That modification of the maximum building height is necessary to make the housing units economically feasible, and does not have a specific adverse impact upon public health and safety or the physical environment or on any real property

that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that it certified the Final EIR at the conclusion of its hearing on the Project and adopted the Findings and SOC and MMP, finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, found that the unavoidable significant effects of the Project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings and SOC; and
2. Approves Conditional Use Permit No. 2005-00088-(5), Oak Tree Permit No. 2005-00039-(5), and Housing Permit No. 2006-00001-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 2005-00088-(5)
OAK TREE PERMIT NUMBER 2005-00039-(5)
HOUSING PERMIT NUMBER 2006-00001-(5)

1. This grant authorizes the use of the 234.8-acre subject property for a residential development consisting of a maximum of 92 single-family units and 93 senior attached condominium units, including a density bonus of 62 units, as depicted in the approved Exhibit "A" dated July 11, 2006, and the removal of 162 trees of the Oak Genus and encroachment within the protected zone of 52 trees of the Oak Genus identified in the permittee's site plan and Oak Tree Report, subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the permittee and any other person, corporation, or entity making use of this grant, including any successors in interest.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property, if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 9, 19 and 59. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 10 and 11 shall be effective immediately upon final approval of this grant by the County. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").
4. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a hearing officer may, after conducting a public hearing, revoke or modify this grant, if it is found that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.

7. The subject property shall be developed, maintained, and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions.
8. If inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150 per inspection).
9. Within three days following the approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the Public Resources Code for Project No. TR53653-(5), which includes Zone Change No. 2008-00004-(5) ("Zone Change"), Vesting Tentative Tract Map No. 53653 ("Vesting Map"), Conditional Use Permit No. 2005-00088-(5) ("CUP"), Oak Tree Permit No. 2005-00039-(5) ("Oak Tree Permit"), and Housing Permit No. 2006-00001-(5) ("Housing Permit"). The project impacts fish and wildlife and in order to defray the cost of wildlife protection and management, the permittee is responsible for the payment of fees established by the California Department of Fish and Game pursuant to section 711.4 of the Fish and Game Code. The current fee amount is \$2,656.75. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul these permit approvals, which action is brought within the applicable time period of Government Code section 65009, or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall pay Regional Planning within 10 days of the filing an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

- a. If during the litigation process actual costs incurred reach 80 percent of the amount of deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the permittee in accordance with section 2.170.010 of the Los Angeles County Code ("County Code").

12. This grant shall expire unless used within two years after the recordation of the final map for the Vesting Map. In the event that Vesting Map should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
13. The subject property shall be graded, developed, and maintained in substantial compliance with the Vesting Map and shall comply with all of the Vesting Map's requirements and conditions. An amended tentative tract map approved for Vesting Map may, at the discretion of the Director, constitute a revised Exhibit "A." All revised plans require the written authorization of the property owner.
14. The permittee shall provide a current and valid water availability letter to the satisfaction of the Director at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
15. All development shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director.
16. The permittee shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") and maintenance agreements and covenants to Regional Planning for review and approval. The permittee shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the multi-family senior condominium portion of the project ("Senior Condo CC&Rs"). The CC&Rs shall include all of the project conditions and include language that those conditions required to be in the CC&Rs may not be amended or eliminated by the homeowners association without approval from the Director.
17. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures in the Mitigation Monitoring

Program ("MMP"). Prior to recordation, the permittee shall submit a copy of the covenant to the Director for review and approval.

18. The environmental mitigation measures set forth in the MMP, on file at Regional Planning and attached to the conditions for the Vesting Map, are incorporated herein by reference and made conditions of this grant. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to the Director for approval, until such time as all mitigation measures have been implemented and completed. Additional reports shall be submitted as required by the Director.
19. Within 30 days of the approval of this grant, the permittee shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the MMP. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP.

CUP CONDITIONS

20. The permittee or successor in interest shall provide a minimum of 167.6 acres or 71.4 percent open space, which includes natural, undisturbed areas; graded slopes; park; trail; and unpaved debris basin area.
21. The permittee shall dedicate open space Lot Nos. 104 through 107 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
22. The permittee shall provide for the ownership and maintenance of recreation Lot No. 102 and open space Lot No. 103 by the homeowners' association to the satisfaction of Regional Planning.
23. The permittee shall provide in the Senior Condo CC&Rs a method for the continuous maintenance of the common areas within multi-family Lot No. 94, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.
24. The permittee shall reserve in the Senior Condo CC&Rs the right for all residents within senior multi-family Lot No. 94 to use the driveways for access and the guest parking spaces throughout the multi-family lot.
25. The permittee shall provide in the Senior Condo CC&Rs that all 93 dwelling units within multi-family Lot No. 94 shall be reserved for senior citizens in perpetuity. As agreed by the permittee, the permittee shall also provide in the Senior Condo CC&Rs that a minimum of 85 percent of the 93 dwelling units shall be owner-occupied.

26. The permittee shall grant an easement for access and utilities as necessary, to off-site properties known collectively as Assessor's Parcel Numbers ("APN") 2826-022-022, 2826-022-023, and 2826-022-024 ("off-site properties"), to a width necessary, including slopes, for a 28-foot-wide access driveway through the subject property in the general vicinity of debris basin Lot No. 96 and or to Lot No. 104, prior to recordation of the final tract map for the Vesting Map. The permittee shall submit draft documents for Regional Planning review and approval prior to recordation and grant of easement. Engineering and construction of the access shall be the responsibility of the easement beneficiaries. If some or all of the off-site properties are acquired by a public agency, the easement for the publicly-acquired property or properties shall be revoked. This access easement revocation shall not preclude any creation of trail easements through the publicly-acquired property or properties. Any remaining easements for access granted herein may be modified as necessary to ensure 28-foot-wide access to the other off-site properties not acquired by a public agency.
27. As agreed to by the permittee, horse-keeping activities or equestrian uses that comply with all County requirements shall not be prohibited within the development. The permittee shall include language so providing in the Single-family CC&Rs and provide a draft copy of the Single-family CC&Rs to Regional Planning for review and approval.
28. This project is approved as density-controlled development in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area) and A-2-2 (Heavy Agriculture - Two Acres Minimum Required Lot Area) zone classifications in accordance with section 22.56.205 of the County Code.
29. All commonly-owned areas within the density-controlled development shall be permanently reserved as open space. Such reservation shall be by establishment of a homeowners' association, maintenance district, or other appropriate means or methods to ensure the permanent reservation and continued perpetual maintenance of required commonly-owned areas.
30. As a means to further ensure the permanent reservation of commonly-owned areas, no dwelling unit shall be sold, conveyed, or otherwise alienated or encumbered separately from an undivided interest in any commonly-owned areas comprising a part of such development. Such undivided interest shall include either an undivided interest in the commonly-owned areas or a share in the corporation or other business entity or voting membership in an association owning the commonly-owned areas.
31. All dwelling units within the density-controlled development (entire property except multi-family Lot No. 94 and fire station Lot No. 95) shall be single-family residences.

32. Prior to the issuance of any grading and/or building permit, site plans covering the development shall be submitted to and approved by the Director indicating that the proposed grading and/or construction:
 - a. Complies with the conditions of this grant and the standards of the zone; and
 - b. Is compatible with hillside and Significant Ecological Area resources.
33. No structure shall exceed 35 feet in height, except for chimneys and rooftop antennas, except for the main residential structures within multi-family Lot No. 94 which shall not exceed 50 feet in height. Prior to any issuance of any building permit, a site plan including exterior elevations and major architectural features shall be submitted to and approved by the Director, as a revised Exhibit "A," to ensure compliance.
34. A minimum of two covered automobile parking spaces for each single-family residential lot shall be provided and continuously maintained and developed to the specifications listed in section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicle parking only and shall not be used for storage, automobile repair, or any other unauthorized use.
35. A minimum of 172 automobile parking spaces, as depicted on the approved Exhibit "A" (dated July 11, 2006) or on an approved revised Exhibit "A," shall be provided and continuously maintained on multi-family Lot No. 94, developed to the specifications listed in section 22.52.1060 of the County Code. The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. Continual availability and maintenance of required parking spaces shall be provided for in the Senior Condo CC&Rs.
36. All utilities shall be placed underground. Prior to the issuance of any building permit, the permittee shall provide evidence that contractual arrangements have been made with the local utilities to install underground all new facilities necessary to furnish services in the proposed development.
37. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works ("Public Works").
38. Detonation of explosives or any other blasting device or material is prohibited unless required permits have been obtained and adjacent property owners have been notified.
39. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted on Monday through Friday to the hours between 7:00 a.m. and 6:00 p.m., and Saturday between the hours of 8:00 a.m. and 5:00 p.m. Sunday or holiday operations are prohibited. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse

effect on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise-protected in a manner that will minimize noise inconvenience to adjacent residences.

40. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Regional Planning and the Director of Public Works.
41. All material graded shall be sufficiently watered to prevent excessive amounts of dust during the construction phase. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activities are done for the day. All clearing, grading, earth-moving, or excavation activities shall cease during periods of high wind (i.e., greater than 20 mph average over one hour) to prevent excessive amounts of dust.
42. The permittee shall, upon commencement of any grading activity allowed by this grant, diligently pursue all grading to completion.
43. No construction equipment or vehicles, including construction crew's personal vehicles, shall be parked or stored on any existing public or private streets.
44. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect as required throughout the life of this permit.
45. All construction and development within the subject property shall comply with the applicable provisions of the County Building Code and the various related mechanical, electrical, plumbing, fire, grading, and excavation codes as currently adopted by the County.
46. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the property, or that do not provide pertinent information about the premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.
47. In the event any such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
48. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Codes, and any other applicable County ordinance.
49. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Public Health ("Public

Health"). Adequate water and sewage disposal facilities shall be provided to the satisfaction of said department.

50. If during construction of the project soil contamination is suspected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board or other state oversight agency that may have jurisdiction.
51. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with state seismic hazard safety laws to the satisfaction of Public Works.
52. Prior to the issuance of any grading permit, the project design shall provide for the filtering of flows to capture contaminants originating from the project site to the satisfaction of and approval by Public Works.
53. The permittee shall comply with the Standard Urban Stormwater Mitigation Plan requirements to the satisfaction of Public Works.
54. During construction, all large-sized truck trips shall be limited to off-peak commute periods.
55. During construction, the permittee shall obtain a Caltrans transportation permit as necessary for any transportation of heavy construction equipment and/or materials which requires the use of oversized transport vehicles on state highways.
56. All graded slopes (cut and fill) shall be re-vegetated. Prior to the issuance of any grading or building permit, three copies of a landscape plan, which may be incorporated into a revised Exhibit "A," shall be submitted to and approved by the Director. The landscape plan shall show size, type, and location of all plants, trees, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system, such as "bubblers" or drip irrigation, and shall use reclaimed water.

In addition to the review and approval by the Director, the landscaping plans will be reviewed by the staff biologist of Regional Planning and the Los Angeles County Forester and Fire Warden ("Forester"). Their review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. No invasive species are permitted.

The landscaping plan must show that landscaped areas shall contain a minimum of 75 percent locally indigenous species, including trees, shrubs, and ground covering. However, if the permittee demonstrates to the satisfaction of the Director that compliance with this requirement is not possible due to County fire

safety requirements, then the Director may determine that a lower percentage of such planting shall be required. In those areas where the Director approves a lower percentage, the amount of such required locally indigenous vegetation shall be at least 50 percent. The landscaping will include trees, shrubs, and ground covering at a mixture and density determined by the Director and the Forester and Fire Warden. Fire-retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of grading or building permits for any development, the permittee shall submit a landscaping phasing plan for the landscaping associated with the construction to be approved by the Director.

This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

57. Except as otherwise modified herein, the permittee shall comply with all of the following permit conditions for Development Program zoning:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the program shall be built, erected, or moved onto any part of the multi-family Lot No. 94;
 - b. No existing building or structure which, under the program, is to be demolished shall be used;
 - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered;
 - d. All improvements shall be completed prior to the occupancy of any structures within multi-family Lot No. 94; and
 - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.

OAK TREE PERMIT CONDITIONS

58. No oak tree shall be removed until the permittee has obtained all permits and approvals required for the work which necessitates such removal.
59. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Los Angeles County Fire Department ("Fire Department") a sum of \$600. Such fee shall be used to compensate the Forester \$100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval related to oak tree removal, encroachment and mitigation.

60. The above fees provide for one initial inspection of temporary fencing (required to secure the protected zone of the remaining oak trees), prior to the commencement of construction and five subsequent annual inspections until the conditions of approval have been met. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
61. Should any future inspection disclose that the subject property is being used in violation of any condition of this grant related to oak trees on the property, the permittee shall be held financially responsible and shall reimburse the Forestry Division of the Fire Department for all enforcement efforts necessary to bring the subject property into compliance. The Director and the Forester shall retain the right to make regular and unannounced site inspections.
62. The term "Oak Tree Report" refers to the report on file at Regional Planning by Interface Management Services and Trees, etc., the consulting arborists, dated September 2006.
63. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.
64. All individuals associated with the project as it relates to the oak resource shall be familiar with the Oak Tree Report, Oak Tree Map, Mitigation Planting Plan, and Conditions of Approval. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impact as determined by the Forester for the life of the Oak Tree Permit or Vesting Tentative Tract Map No. 53653.
65. The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on site as necessary. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.
66. The permittee shall keep copies of the oak tree report, oak tree map, mitigation planting plan, and conditions of approval on the project site, and available for review. If the conditions of approval are not present on site during a monitoring inspection of an active project, the Forester will give an immediate "Stop Work Order." This will be administered both verbally and in writing. The "Stop Work

Order" will be rescinded after the conditions of approval are present on the site and all employees associated with the project are fully aware of these conditions.

67. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of anyone tree be removed.
68. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, Oak Trees: Care and Maintenance, prepared by the Forestry Division of the Fire Department, a copy of which is attached with these conditions.

MITIGATION TREES:

69. The permittee shall provide mitigation trees of the Oak Genus at a rate of two to one (2:1) trees for 149 trees for a total of 298 15-gallon trees. The permittee shall provide mitigation trees of the Oak Genus at a rate of ten to one (10:1) trees for 13 heritage oak trees for a total of 130 24-inch box trees. In addition, the permittee shall provide mitigation trees of the oak genus at a rate of two to one (2:1) for any tree specified above that dies as a result of the approved encroachment.
70. Each non-Heritage oak mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

Each Heritage Oak mitigation tree shall be at least a 24-inch box specimen in size and measure two inches or more in diameter one foot above the base unless otherwise specified by the Forester. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of two inches in diameter one foot above the base or as deemed appropriate by the Forester.

71. This total of 428 mitigation trees shall consist of indigenous varieties of *Quercus agrifolia* or *Quercus lobata* depending on which species of tree was removed or lost due to its permitted encroachment. The seed shall be grown from a local seed source and be of high quality.
72. The permittee shall plant one acorn of the *Quercus agrifolia* variety for each mitigation tree planted. The acorns shall be planted at the same time as and within the watering zone of each mitigation tree.

73. All required mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree which results from permitted encroachment. Mitigation trees shall be planted on-site in locations approved by the project arborist in consultation with the Forester. In circumstances where on-site planting is shown to be infeasible, the mitigation trees may be planted at an off-site location approved by the Forester, or a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the oak resources loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."
74. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and the Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.
75. The project arborist shall inspect all mitigation trees on a quarterly basis for two years after completion of construction. The arborist's observations shall be reported to the Forester, including any loss of trees.
76. All mitigation oak trees planted as a condition of this permit shall be protected and covered in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required maintenance period.
77. Prior to the planting of the trees, the biologist/arborist for the permittee shall determine planting sites, prepare planting plans and specifications, and a monitoring program, all of which shall be approved by the Forester and Director.
78. All work on or within the protected zone of an oak tree shall be performed by or under the supervision of the consulting arborist.
79. Trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.
80. Installation of fencing around the perimeter of the properties shall be of wrought iron or wood post type construction wherever the fencing passes within 10 feet of any oak trunk. No block walls or other type of fence or wall construction which requires substantial trenching for foundations shall be located within 10 feet of any oak tree in order to limit damage caused by such types of construction.

81. Encroachment within the protected zone of any additional tree of the Oak Genus on the project site is prohibited. If the permittee encroaches or removes an oak tree not specified in the Oak Tree Report, all work must stop immediately. A new Oak Tree Report which accurately identifies the project conditions must be submitted for approval through the permitting process. The permittee will be responsible to pay all associated fees for the new Oak Tree Permit.
82. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.
83. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.
84. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak.
85. Any violation of the oak tree conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the Notice of Correction.

HOUSING PERMIT CONDITIONS

86. The following housing permit conditions shall apply:
 - a. As agreed to by the permittee, 93 condominium units shall be reserved for senior citizens in perpetuity;
 - b. As agreed to by the permittee, a minimum of 85 of the 93 condominium units shall be owner-occupied, and residents of such units shall meet all applicable federal, state, and local requirements regarding occupancy of such units;
 - c. The permittee shall submit for review and approval by County Counsel a deed restriction, covenant, or similar document running with the land for the benefit of the County, suitable for recordation, that complies with all pertinent federal, state, and local housing laws, to ensure the continuing availability of the 93 total multi-family units to senior citizens in perpetuity. The document shall contain remedies for violations of the covenant including but not limited to monetary penalties. The approved document shall be recorded in the office of the County Registrar-Recorder/County Clerk prior to or concurrently with the recordation of the final map for Vesting Map; and
 - d. The height of the structures on the multi-family lot shall not exceed 50 feet.

87. As agreed to by the permittee, a transportation program for residents shall be provided by the development. The permittee shall submit a copy of the program for Regional Planning's review, and include language in the CC&Rs to Regional Planning for review and approval.

Attachment:

Oak Trees: Care and Maintenance



OAK TREES: Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
<http://planning.co.la.ca.us>

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.



Valley Oak QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES: DEEP GREEN, 3"-4" LONG: PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS: FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.



Coast Live Oak QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES: GLOSSY GREEN, 1"-3" LONG: SPINY, ROUNDED, AND HOLLY-LIKE, BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.



Interior Live Oak QUERCUS WISLIZENII

EVERGREEN TREE 30'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES: DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT— NOT CURLED UNDER.

OTHER COMMON OAKS:

CALIFORNIA BLACK OAK: QUERCUS KELLOGGII
CANYON LIVE OAK: QUERCUS CHRYSOLEPIS
ENGELMANN OAK: QUERCUS ENGELMANNII

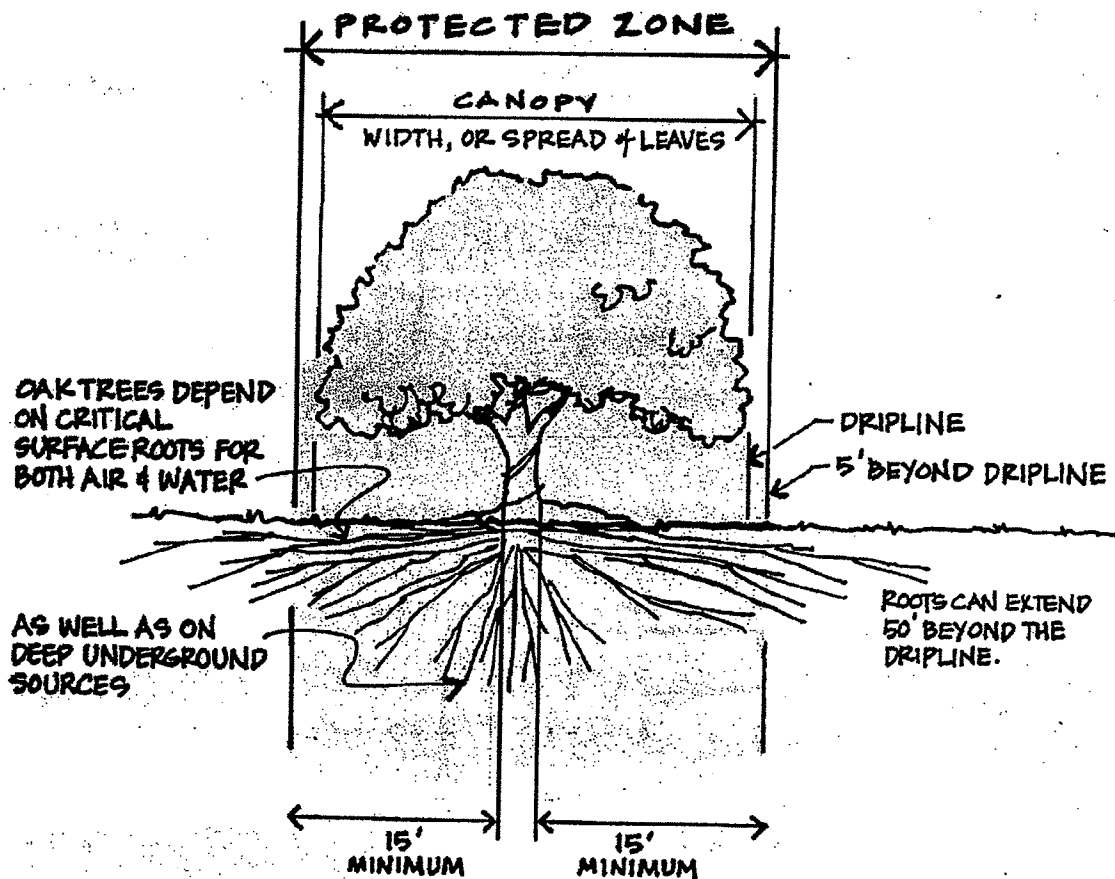
THE PROTECTED ZONE

The **protected zone** defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves, or canopy. The ground area at the outside edge of the canopy, referred to as the **dripline**, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

"The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk: no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should be avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches must be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

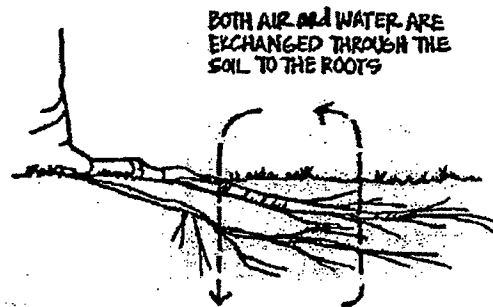
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

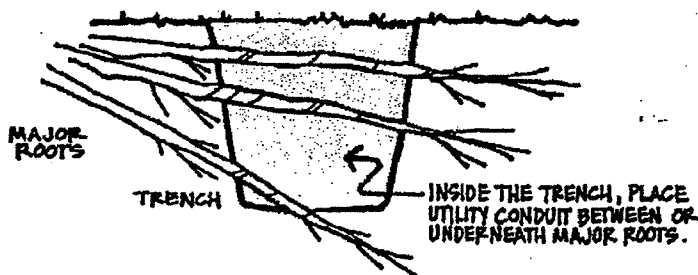
The roots depend upon an important exchange of both water and air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under mulching).

SOIL COMPACTION



TRENCHING



MAINTENANCE

Watering

The key is prevention – **do not over water**. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

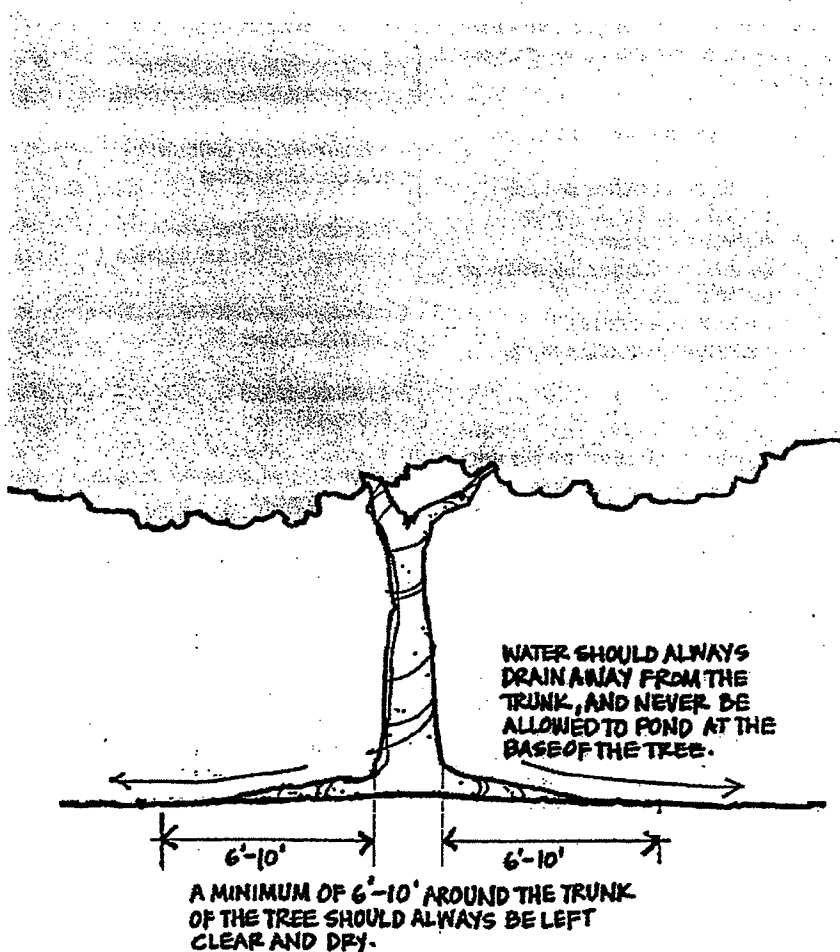
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown.
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established.

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
<i>Arctostaphylos densiflora</i> 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms. Whitish-pink flowers.
<i>Arctostaphylos edmundsii</i> Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
<i>Arctostaphylos hookeri</i> Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
<i>Ceanothus griseus horizontalis</i> Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
<i>Heuchera</i> spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
<i>Mahonia aquifolium compacta</i> Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
<i>Ribes viburnifolium</i> Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the Sunset Western Garden Book to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
<http://lacofd.org/forestry.htm>

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
<http://danr.ucop.edu/ihrmp>

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

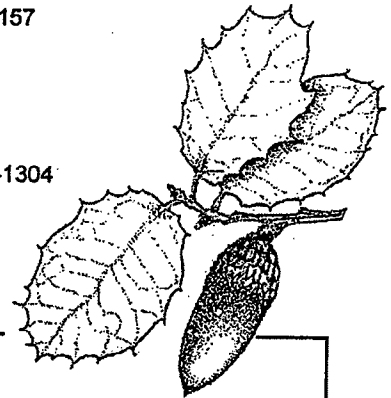
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



Publications

Compatible Plants Under and Around Oaks. Bruce W. Hagen... [et al]. The California Oak Foundation. 2000.

Growing California Native Plants. Marjorie G. Schmidt, Univ. California Press. 1981.

Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik... [et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001.
Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.



County of Los Angeles Fire Department Forestry Division

County of Los Angeles Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720



COUNTY OF LOS ANGELES
OFFICE OF THE COUNTY COUNSEL

648 KENNETH HAHN HALL OF ADMINISTRATION
500 WEST TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012-2713

ROBERT E. KALUNIAN
Acting County Counsel

August 25, 2009

TELEPHONE
(213) 974-1801
FACSIMILE
(213) 626-7446
TDD
(213) 633-0901

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

#16 AUGUST 25, 2009

Agenda No. 9
03/24/09

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: VESTING TENTATIVE TRACT MAP NUMBER 53653-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER**

Dear Supervisors:

Your Board previously conducted a hearing regarding the above-referenced subdivision, which proposes a residential development with 92 single-family lots and one multi-family lot for 93 attached senior citizen condominium units. At the completion of the hearing, you indicated an intent to approve the subdivision with modified conditions and instructed our office to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

ROBERT E. KALUNIAN
Acting County Counsel

By *Elaine M. Lemke*
ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

John F. Krattli
JOHN F. KRATTLI
Senior Assistant County Counsel

EML:vn

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
VESTING TENTATIVE TRACT MAP NO. 53653-(5)**

1. The Los Angeles County Board of Supervisors ("Board") conducted a duly-noticed public hearing on March 24, 2009, in the matter of Vesting Tentative Tract Map No. 53653 ("Vesting Map"), Conditional Use Permit No. 2005-00088-(5) ("CUP"), Oak Tree Permit No. 2005-00039-(5) ("Oak Tree Permit"), Housing Permit No. 2006-00001-(5) ("Housing Permit"), and Zone Change No. 2008-0004-(5) ("Zone Change"), collectively the Project.
2. The subdivider, D.R. Horton, is proposing to develop 92 single-family lots, one multi-family lot with 93 attached senior condominium units within two buildings, five open space lots, six public facility lots, one park lot, and one fire station lot on 234.8 gross acres, of which 167.6 acres will be open space.
3. Previously, the Los Angeles County Regional Planning Commission ("Commission") conducted a noticed public hearing on the Vesting Map on November 15, 2006, concurrently with the CUP, Oak Tree Permit, and Housing Permit. The Commission held a subsequent re-opened hearing on those entitlements plus the Zone Change on June 18, 2008; July 9, 2008; July 30, 2008; and August 20, 2008.
4. The Vesting Map proposes a residential development of 93 single-family lots and one multi-family lot with 93 attached senior condominium units within two buildings. The Project includes a 62-unit density bonus in consideration of the reservation of all of the proposed condominium units for seniors in perpetuity. Also included are five open space lots, six public facility lots, one park lot, and one fire station lot. One single-family lot is required to be eliminated due to density limits, resulting in a maximum of 92 single-family lots.
5. The Project site is located approximately 273 feet southwest of Sagecrest Circle, west of the Golden State Freeway ("I-5 Freeway") and The Old Road between Calgrove Boulevard and Sagecrest Circle in the Newhall Zoned District.
6. The Project's irregularly-shaped property is 234.8 gross acres in size with slight to steeply sloping terrain. Approximately one-third of the subject property has zero to 25 percent slopes, one-third has 25 to 50 percent slopes, and one-third has slopes greater than 50 percent.
7. Access to the Project site is provided by The Old Road, an 80-foot-wide secondary highway as designated on the Los Angeles County Master Plan of Highways. The main access road serving the Project will be 64-foot-wide "A" Street with additional interior access provided by 64-foot-wide collector streets, and 60-foot and 58-foot-wide local streets.

8. The Project site is currently zoned A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture - Two Acre Minimum Required Lot Area), and C-3 (Unlimited Commercial), which were established by Ordinance No. 7168 on July 5, 1957.
9. Surrounding zoning includes RPD-1-1.4U (Residential Planned Development One Acre Minimum Required Lot Area - 1.4 Dwelling Units per Net Acre) and C-3 (Unlimited Commercial) to the north; A-2-2 and RR (Resort and Recreation) to the south; and A-2-2 to the west. The City of Santa Clarita is located to the east of the Project.
10. The subject property consists of four vacant lots. Surrounding uses include single-family residences to the north; the 1-5 Freeway and single-family residences (City of Santa Clarita) to the east; park and vacant property to the south; and vacant property to the west.
11. The Zone Change proposes to change the zoning on 9.3 acres of the subject property from A-2-1 and A-2-2 to C-3-DP (Unlimited Commercial - Development Program) for the senior condominium development on the proposed senior multi-family lot No. 94. The Development Program ("DP") designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied in this case, the CUP will restrict development of the rezoned site to the proposed residential development as shown on the site plan marked "Exhibit A." No other development will be permitted on the re-zoned property unless a new CUP is first obtained.
12. The CUP is a request to ensure compliance with the requirements of the Los Angeles County Code ("County Code") pertaining to non-urban hillside management, density-controlled development, development within a Significant Environmental Area ("SEA"), and the DP overlay zone. It also includes conditions related to residential use in a commercial zone and for on-site Project grading.
13. The Oak Tree Permit is a request to authorize removal of 162 oak trees (including 13 heritage oaks) and encroachment within the protected zone of 52 oak trees (including six heritage oaks).
14. The Housing Permit is a request to authorize a 50 percent density bonus along with modification of the maximum building height of 35 feet to 50 feet in connection with the senior housing development.
15. The Vesting Map and exhibit map dated July 11, 2006, depict a residential development of 93 attached senior condominiums in two buildings and 93 single-family lots in a clustered design. One of these single-family lots will be eliminated prior to the final map recordation to comply with density limits. The single-family lots range from approximately 9,350 square feet to 3.2 acres in size.

Grading consists of 2,090,350 cubic yards of both cut and fill (total of 4,180,700 cubic yards) to be balanced on site. Also depicted is a fire station location along The Old Road as well as desilting basins, a private park, and a 12-foot-wide hiking and riding trail traversing the property. Open space consists of 167.6 acres (71.4 percent of the gross acreage) including 123.6 acres of natural open space. The Vesting Map also depicts access to off-site properties through two tap streets to the west and one tap street to the east. The senior multi-family lot also proposes a private recreational building, pool, and spa. The senior multi-family condominiums will contain 172 parking spaces.

16. The property is depicted in the Non-urban 2 ("N2") and Hillside Management ("HM") land use category of the Santa Clarita Valley Areawide Plan ("Plan"), a component of the Los Angeles Countywide General Plan ("General Plan"). Residential development is permitted within the N2 and HM land use categories. The proposed 186 dwelling units exceed the maximum 123 dwelling units permitted by the N2 and HM land use categories for residential development. However, the Plan and Title 22 of the County Code allow for a density bonus of up to 50 percent in consideration of the senior development, resulting in a maximum of 185 dwelling units. One single-family residential lot will be required to be eliminated at the time of final map recordation to comply with the Plan's maximum density. The property is also designated within two SEAs (Lyons Canyon and Santa Susana Mountains). The Project proposes development within the boundaries of both SEAs.
17. The single-family residential portion of the Project is consistent with the existing zoning classifications. Single-family residential development is permitted in the A-2 zone pursuant to section 22.24.120 of the County Code. The subdivider has requested a CUP to authorize a clustered design within three areas as a density-controlled development pursuant to sections 22.24.150 and 22.56.205 of the County Code. The clustering will reduce the lot sizes to less than the one acre and two acres required, but maintain an average of one and two acres per lot throughout the Project (excluding the fire station and senior multi-family portion of the development) and reserve the undeveloped portion of the Project as permanent open space.
18. The multi-family senior condominium portion of the Project is consistent with the proposed C-3-DP zoning classification because the subdivider has requested a CUP to permit a residential use in a commercial zone pursuant to section 22.28.210 of the County Code. The subdivider also requested a CUP to comply with the proposed DP zone to ensure that the development will comply with the proposed designs and exhibits that were submitted to the Commission and the Board.

19. Of the Project's 93 condominium units, the subdivider proposes that all 93 dwelling units be set aside for seniors in perpetuity to qualify for the density bonus as applied for under the Housing Permit. Section 22.52.1870 of the County Code allows a subdivider to request a density bonus up to 50 percent if the senior housing component of a project is at least 50 percent of the project.
20. Twenty-four comment letters were submitted to the Commission in connection with its first public hearing. Twenty letters opposed the Project. The concerns expressed related to: 1) lack of access from this Project to adjoining properties to the west and northwest, and 2) a desire to retain horse-keeping abilities on the proposed single-family lots. Concerns also included requests for reduction in Project size to reduce impacts to the SEAs, a question regarding the provision of an adequate second means of access, requests that a fire station be constructed as part of the project, and that the fire danger in the area be disclosed to buyers of the homes. Correspondence also expressed concerns about changed circumstances due to a recent court decision on water supply. Project changes were also requested to preserve more oak trees for an adjacent wildlife corridor, including elimination of the "back portion" of the development. Letters requested that the subdivider provide full monetary value for the removed trees to the Los Angeles County Oak Tree Fund ("Oak Fund").
21. Four letters were received by the Commission with neutral comments regarding the provision of water from the Valencia Water Company and with comments regarding the Draft Environmental Impact Report ("EIR") including recommended mitigation measures.
22. During the first public hearing before the Commission on November 15, 2006, staff from the Department of Regional Planning ("Regional Planning") presented the proposed subdivision with the associated CUP, Oak Tree Permit, and Housing Permit. After opening the public hearing, the Commission also heard testimony from the subdivider as well as the public.
23. During the hearing, the subdivider presented the history of the Project including an original proposal with the City of Santa Clarita for a much larger development. A modified Project submitted to the County was designed to be consistent with the General Plan, provide for dedication of open space and trails, as well as the creation of a private park with a tot lot and other amenities. The subdivider advised that the Project will improve public safety by providing a fire station location as well as emergency access to properties further west of The Old Road. It was reported that school district mitigation agreements have also been finalized with the Newhall and William S. Hart Union School Districts, and the Project was designed to preserve significant natural resources with additional enhancement of habitat.

24. Ten people testified during the November 15, 2006 public hearing, four representing the subdivider, two others in support of the Project, and four in opposition. Those in support addressed the Project's provision of dirt trails and off-site access to the southwest (as depicted on the tentative map). Additional issues raised during the public hearing in opposition to the Project included comments related to providing senior housing closer to shopping; concern about paving of land resulting in less recharge and loss of riparian habitat; insufficient information in the Draft EIR regarding water supply and presence of perchlorate; and requests to preserve additional oak trees. Comments also addressed the Project's significant and unavoidable impacts in the Draft EIR and recommendation was made to redesign the Project consistent with Alternative No. 4 in the Draft EIR.
25. The subdivider responded that claims for off-site access via prescriptive easements have yet to be verified by the subdivider, and while "not interested" in constructing additional roads, the subdivider indicated a willingness to maintain access. The proposed market-rate senior housing will be for active seniors with on-site access to private recreational facilities and within short distance to shopping locations. The impacts to the SEA are primarily from the debris basin lot, which would have been required with any alternative of the Project. The subdivider also indicated that the SEA Technical Advisory Committee ("SEATAC") confirmed that a debris basin is a compatible use with the SEA. The Project was designed with up to 71 dwelling units with a single means of access in the southwest portion. Land is available on the property for on-site oak mitigation, and mitigation efforts will be focused where previous oak habitat exists or previously existed. The subdivider also committed to placing no restrictions for horse keeping on the property. Draft EIR Alternative No. 4 was considered by the subdivider, but was determined to be infeasible based on the cost of acquiring and developing the property with high infrastructure costs. The Project however, was designed to provide benefits including public access and a location for a fire station as well as maintaining the most sensitive habitat on the property as undisturbed.
26. The Commission members discussed the Project and its impacts to oak trees and the SEA. Among the views discussed was that while the Project would remove a large number of oak trees, including heritage oak trees, the property is within private ownership and the Project itself has benefits. The Project's impacts have been mitigated to the extent feasible, and grading has been balanced on site. Senior housing in this price range is needed and shopping is available close to the development. The provision of off-site access via the depicted tap streets allows for further development in private ownership, and with additional development comes a greater amount of open space, dedication, and contiguous open space.
27. The Commission discussion also expressed concerns with the Project, including the need for greater consideration of the tap streets and how they will affect future development. It was expressed that the proposed Project is better than

that previously proposed, but that further study was needed of the Draft EIR Alternative No. 4, recharge issues, including a water supply assessment, and additional analysis regarding grading. A motion to continue the public hearing to a date certain to address these concerns was made, but did not pass.

28. Other members of the Commission indicated that they felt there was sufficient information in all areas of the Project and that provision of tap streets allowed for access to landlocked parcels. The Project was designed with consideration of economic constraints, and conversely Alternative No. 4, as indicated by the subdivider, was infeasible. Fire sprinklers will be provided in the homes and the Project was designed to comply with the limitation that a maximum of 75 dwelling units be situated on a single means of access.
29. After considering all testimony, the Commission closed the public hearing on November 15, 2006, and directed staff to prepare final documents for consideration of approval, including the Final EIR for the Vesting Map, CUP, Oak Tree Permit, and Housing Permit. The Commission also directed the subdivider to work with the off-site property owners to resolve the access issues before final action.
30. After the close of public hearing on November 15, 2006, the subdivider and off-site owners addressed concerns regarding the provision of access to adjacent properties. The subdivider and off-site owners discussed various potential access routes, ultimately arriving at three options for such an access route:
 - Option 1: This access route would be through the subject property in the general vicinity of debris basin Lot No. 96 and through open space Lot No. 104. An access easement could be granted through the subject property, with environmental review, engineering design, and ultimate construction the responsibility of the off-site owners.
 - Option 2: Access rights may already exist along the northern property line of the subject property. Access rights through prescriptive easements however, would have to be established through legal means by the off-site owners, and can be done at any time independent from the subject Project.
 - Option 3: This access route would be through another development to the north outside the boundaries of the subject Project. Negotiations on the terms of the access easement between this adjacent property owner and the off-site owners were never finalized, and can be done at any time independent from the subject Project. Engineering design and ultimate construction would be the responsibility of the off-site owners.

31. Subsequent to the close of the November 15, 2006 public hearing, it was determined that the subdivider was required to apply for the Zone Change and an amended CUP to address the multi-family use in the existing A-2 zone. The Zone Change proposed changing the A-2-1 and A-2-2 zones to C-3-DP on 9.3 acres (senior multi-family Lot No. 94) of the subject property. The amended CUP includes the DP zone designation issues and the request to permit a residential use in a commercial zone.
32. On May 7, 2008, the Commission heard a presentation from staff for discussion and possible action regarding the additional entitlements required to implement the Project as originally presented. The Commission agreed to re-open the public hearing to consider the Zone Change and amended CUP request, and directed staff to prepare proper notice for the public hearing to be held on June 18, 2008.
33. On June 18, 2008, the hearing was re-opened. Staff made a presentation and testimony was received from the subdivider and the public. The Commission raised several concerns and discussed several issues, including the location of access rights for adjacent properties, impacts to oak trees and oak wood lands, water source and availability issue, off-site access including road widths, and a lack of Findings of Fact and Statement of Overriding Considerations ("Findings and SOC"), documents required by the California Environmental Quality Act ("CEQA"), if the Project was to be approved due to impacts that could not be mitigated to a less than significant level.
34. The subdivider advised, among other things, that an oak woodland would be re-created, 83 percent of oak trees on the site will remain as will 72 percent of the oak woodland with maps of future areas depicted in the EIR. Regarding access issues, the subdivider identified its preferred access (Option No. 1 identified in Finding No. 30 above) and agreed to disclose to future purchasers that easements covered the property to allow access to neighboring properties.
35. The public hearing was continued to July 9, 2008, and later continued to July 30, 2008, due to lack of quorum at the July 9, 2008 meeting. During the July 30, 2008 public hearing session, the Commission heard a presentation from staff as well as testimony from the subdivider and the public.
36. Five people testified during this public hearing session, four in opposition and one in support, the latter focusing on off-site access. Issues raised by testifiers in opposition included existing stock of senior housing with specific mention of the number of senior dwelling units approved and pending in the area; availability of amenities for seniors in the area; limited road access; fire facility not built; fire hazards; disturbance of ecological resources; removal of oak trees; request for bonding for all conditions by the subdivider; slope failure in the Santa Clarita area; and water availability.

37. The subdivider responded to concerns stating that the senior units will be outside the canyon and easily accessed; 70 percent of the Project will be open space dedicated to a public agency; open space includes trails and the Department of Parks and Recreation has an interest in the open space; the SEA within the Project will be preserved; significant slope failure reports have been analyzed and mitigated; and a water analysis was included in the Draft EIR.
38. The Commission discussed a "Dial-a-ride" type of service for the senior portion of the Project; the pad to be provided for a fire station facility if determined to be needed in the future; disturbance to undeveloped areas by projects not completed; and requested that the fire hazards and services be added to the Findings and SOC.
39. The Commission also expressed concern regarding the Project's water availability and annexation procedure to the Valencia Water Company. Staff from the Department of Public Works ("Public Works") stated that annexation of the Project into the Valencia Water Company will be a discretionary procedure including a public hearing, after action by the Commission is taken. The Commission expressed concern regarding the absence of Commissioner Modugno.
40. After hearing all testimony on July 30, 2008, the Commission continued the public hearing to August 20, 2008 to a date when all Commissioners could be available.
41. During the August 20, 2008 public hearing session, the Commission heard a presentation from staff as well as testimony from the subdivider and the public. Five people testified, four in opposition and one in support. Issues raised by testifiers in opposition included proximity of services for future senior residents of the development; limited road access; disturbance of ecological resources and a SEA; removal of oak trees; fire hazards; future public service costs to be endured for fire fighting services; a request for bonding for all conditions by the subdivider; and water availability.
42. Staff advised the Commission of a new Public Works' Roads condition and mitigation measure distributed the day of the hearing, regarding the Project's fair share of improvements for the I-5 ramps of Marriot and Pico Canyon.
43. During the hearing session, the Commission expressed concern regarding the validity of the water availability letter for the Project because it was two years old, and added a condition to the Vesting Map and CUP requiring a current and valid water availability letter at various stages of the development, including prior to final map recordation and before issuance of grading permits and building permits.

44. The Commission also expressed concern regarding restricting the senior housing portion of the Project to be 100 percent owner occupied. They mentioned that there may be instances in which a unit could not be owner occupied due to a change of life event or change in ownership, and in those instances, the unit could temporarily be rented to a qualified occupant who could meet the same applicable federal, state, and local requirements. A condition to the Housing Permit was added, requiring a minimum of 85 percent of the 93 condominium units be owner occupied. In addition, an existing condition was clarified to have the Covenants, Conditions, and Restrictions ("CC&Rs") for the senior housing part of the Project reflect the minimum owner-occupied percentage required.
45. After hearing all testimony, the Commission closed the public hearing, certified the EIR, approved the Findings and SOC, and approved the Vesting Map, CUP, Oak Tree Permit, and Housing Permit, and recommended approval of the Zone Change.
46. The Commission's approval of the Project was deemed timely called up for review by the Board pursuant to section 22.60.230.B.2 of the County Code because the Project includes the Zone Change. The Board's duly-noticed public hearing for the Project was held on March 24, 2009. Regional Planning staff presented a report that described the Project, outlined the administrative process that had occurred to date, and identified additional conditions and changes to the Project that occurred during the administrative process.
47. Four individuals testified in opposition to the Project. Concerns were raised regarding traffic, noise, air quality, dangers to seniors residing in housing in a high fire zone, the loss of oak trees and oak woodlands, and the adequacy of the water supply. Two individuals representing the Project subdivider testified in support of the Project.
48. At the Board hearing, it was pointed out that: (1) all mitigation measures requested by the fire department were included; and (2) that 83 percent of the oak trees and 72 percent of the oak woodland would be preserved with tree planting and payment into an oak tree fund required for mitigation. In addition, the Project includes a 1.4-acre private park in which additional oak trees, not counted as part of the oak tree mitigation, will be planted. The 1.4-acre park is not counted as part of the open space that will be preserved; 71 percent of the open space at the Project site will be preserved. The Project was down-sized from 385 units initially proposed to 185 units and included dedication of an equestrian trail.
49. The fire station condition was ordered revised at the Board hearing to require transfer of the fire station site to the consolidated Fire District of Los Angeles County including an easement providing access to The Old Road within two years of the date of final Board approval. Covenants on the subject property and all final maps will indicate that roadways within the Project provide vehicular access to adjacent properties. A covenant will be recorded on single-family

home lots to require that the CC&Rs and future Homeowners' Association rules not prevent or restrict horse-keeping or equestrian uses that conform with County regulations.

50. As agreed by the subdivider and in accordance with Board's direction, the subdivider is required to disclose the possibility of future access through the subject property to all future home buyers; the Project will not restrict future horse-keeping activities on the property; and a provision of transportation options for the senior development shall be incorporated into the Project.
51. The proposed Project is required to comply with the development standards of the A-2, C-3, and C-3-DP zone classifications pursuant to sections 22.24.170, 22.28.220, and 22.40.070 of the County Code, except as otherwise modified by the CUP and Housing Permit.
52. The proposed subdivision and the provisions for its design and improvement are consistent with the goals and policies of the Plan, a component of the General Plan. The Project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
53. The Project site is physically suitable for the type of development and density being proposed because the property has adequate building sites to be developed in accordance with the County grading ordinance; has access to a County-maintained street; will be served by public sewers; will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geologic hazards mitigated in accordance with the requirements of Public Works.
54. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, because sewage disposal, storm drainage, fire protection, and geologic and soils factors are addressed in the conditions of approval.
55. The design of the subdivision and the proposed improvements will have significant impacts on biological resources on the Project site as detailed in the Final EIR which will impact wildlife and/or fish. The subject property is located within two SEAs, and contains stream courses or high value riparian habitat. However, as indicated in Finding No. 63, a Statement of Overriding Consideration was adopted for the Project.
56. The design of the subdivision provides for future passive or natural heating or cooling opportunities as feasible.

57. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, because the design and development as set forth in the conditions of approval and on the tentative tract map provide adequate protection for any such easements.
58. The proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir and is thus consistent with Article 3.5 of Chapter 4 of the Subdivision Map Act.
59. Discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with section 13000) of the California Water Code.
60. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
61. This tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
62. An Initial Study was prepared for the Project in compliance with CEQA (Public Resources Code section 21000 et. seq.), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County. The Initial Study identified potentially significant effects of the Project relating to geotechnical resources, hydrology/water quality, hazards, noise, air quality, biological resources, cultural resources, aesthetics, traffic, water and wastewater, schools, fire services, sheriff services, solid waste, utilities (electricity and natural gas), libraries, and parks and recreation. Based on the Initial Study and Project revisions, a Final EIR has been prepared for this Project. The Final EIR consists of the Draft EIR dated September 2006, and the Responses to Comments and identifies mitigation measures to be implemented as part of the Project.
63. Approval of the Project requires adoption of a Findings and SOC. The Board adopted the Findings and SOC, which are incorporated herein by this reference, as if set forth in full.
64. The Board reviewed and considered the Final EIR and found that it reflects the independent judgment of the County. As stated in the Final EIR and Findings and SOC, implementation of the Project will result in specifically identified significant impacts upon the environment. Except for adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services

(cumulative), and solid waste disposal resources (cumulative), identified significant adverse effects can be reduced to acceptable levels with the mitigation measures identified in the Final EIR and incorporated as conditions for this Project.

65. With respect to the adverse impacts upon aesthetics, air quality, biological resources, geology, noise, sheriff services (cumulative), and solid waste (cumulative), the Board determined that these impacts were reduced to the extent possible and to an acceptable level and the substantial benefits resulting from the Project outweigh the unavoidable adverse impacts based upon the overriding considerations set forth in the Findings and SOC.
66. A Mitigation Reporting and Monitoring Program ("MMP") consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this Project.
67. The MMP, in conjunction with the Final EIR, identifies in detail how compliance with its measures adopted to mitigate or avoid potential adverse impacts to the environment is ensured. The Board certified the Final EIR following the conclusion of its hearing on the Project.
68. This Project has an impact on fish and wildlife resources. Therefore, the Project is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.
69. Approval of this subdivision is conditioned on the subdivider's compliance with the attached conditions of approval as well as the conditions of approval for the related CUP, Oak Tree Permit, Housing Permit, and the MMP.
70. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final EIR was completed in compliance with CEQA and the State and County guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; indicates that it certified the Final EIR at the conclusion of its hearing on the Project and adopted the Findings and SOC and MMP, finding that pursuant to California Public Resources Code section 21081.6, the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation, finds that the unavoidable

significant effects of the Project after adoption of said mitigation measures are as described in those findings; and determined that the remaining, unavoidable environmental effects of the Project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the Project as stated in the Findings and SOC; and

2. Approves Vesting Tentative Tract Map No. 53653-(5) subject to the attached conditions.

CONDITIONS OF APPROVAL
VESTING TENTATIVE TRACT MAP NUMBER 53653-(5)

1. The subdivider or any successor in interest of the subdivider (herein after collectively "subdivider") shall conform to the requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 2005-00088-(5) ("CUP"), Oak Tree Permit No. 2005-00039-(5) ("Oak Tree Permit"), Housing Permit No. 2006-00001-(5) ("Housing Permit"), and the Mitigation Monitoring Program ("MMP") approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with this approval of Vesting Tract Map No. 53653-(5) ("Vesting Map").
2. Except as otherwise specified in Condition No. 3, below, the subdivider shall conform to the applicable requirements of the A-2-1 (Heavy Agriculture - One Acre Minimum Required Lot Area), A-2-2 (Heavy Agriculture - Two Acre Minimum Required Lot Area), and C-3 (Unlimited Commercial) zones as well as with the proposed C-3-DP (Unlimited Commercial - Development Program) zone.
3. In accordance with the related CUP and Housing Permit, this land division is approved as a density-controlled development in a non-urban hillside management area, in which the areas of the proposed lots may be averaged to collectively conform to the minimum lot area requirements of the A-2-1 and A-2-2 zone. If multiple final maps are recorded, the average area of all lots shown on each final unit map and all previously recorded final unit maps shall comply with the minimum lot area requirements of the A-2-1 and A-2-2 zone. This land division is also approved with a senior housing component that allows: (1) modification of the maximum permitted building height of 35 feet to allow a 50-foot high building height for the two main senior residential buildings; and (2) less parking spaces than that required by Chapter 22.52 of Title 11 of the County Code. Parking provided for the senior housing component shall be 172 parking spaces.
4. Recordation of the final map is contingent upon the adoption of an ordinance by the Board changing the zoning of 9.3 acres of the property within multi-family Lot No. 94 from A-2-1 and A-2-2 to C-3-DP and such ordinance becoming effective.
5. Within 30 days following tentative map approval, the subdivider shall submit a copy of the project's Covenants, Conditions, and Restrictions ("CC&Rs") and any covenants or maintenance agreements as proposed, to the Los Angeles County Department of Regional Planning ("Regional Planning") for review and approval. The subdivider shall submit separate CC&Rs for the single-family homes portion of the project ("Single-family CC&Rs") and the senior condo portion of the project ("Senior Condo CC&Rs"). Required provisions in the CC&Rs are set forth in Conditions 15, 16, 17, 18, and 27.

6. The subdivider shall submit evidence that the conditions of the associated CUP, Oak Tree Permit, and Housing Permit have been recorded.
7. Within 30 days following tentative map approval, the subdivider shall record a covenant with the County agreeing to comply with the required environmental mitigation measures. Prior to recordation of the covenant, the subdivider shall submit a draft copy of said covenant to the Director of Regional Planning ("Director") for review and approval.
8. The subdivider shall provide a current and valid water availability letter to the satisfaction of the Director at the time of final map recordation, the issuance of grading permits, and the issuance of building permits for the approved development.
9. The subdivider shall provide disclosure in the form of a written document to future purchasers of lots or homes in the project of the potential for the project site to contain means of access to future developments. The proposed document shall be provided to Regional Planning for review and approval prior to recordation of the final map.
10. Permission is granted to adjust lot lines subject to the review and approval of Regional Planning.
11. The subdivision shall provide at least 40 feet of street frontage at the property line for each lot fronting on a cul-de-sac and knuckle, and at least 50 feet of street frontage at the property line for all other lots, except for flag lots. For lots with radial lot lines, the subdivider shall also provide a chart setting forth the street frontage lengths.
12. The subdivider shall show The Old Road, "A" Street, "B" Street, "C" Street, "D" Street, "E" Street, "F" Street, and "G" Street as dedicated streets on the final map.
13. The subdivider shall show "H" Street and "I" Street as future streets on the final map.
14. The subdivider shall place a note or notes on the final map, to the satisfaction of Regional Planning, that a portion of this subdivision (Lot No. 94) is approved as a condominium project for a total of 93 residential units whereby the owners of the units of air space will hold an undivided interest in the common areas, which will in turn provide the necessary access and utility easements for the units.
15. The subdivider shall provide in the Senior Condo CC&Rs a method for the continuous maintenance of the common areas within multi-family Lot No. 94, including the driveway and the lighting system along all walkways, to the satisfaction of Regional Planning.

16. The subdivider shall reserve in the Senior Condo CC&Rs the right for all residents within multi-family Lot No. 94 to use the driveways for access and the guest parking spaces throughout the multi-family lot.
17. The subdivider shall provide in the Senior Condo CC&Rs that all 93 dwelling units within multi-family Lot No. 94 shall be reserved for seniors in perpetuity.
18. The subdivider shall record a covenant on the single-family lots which requires that the Single-family CC&Rs and homeowners' association rules and procedures shall not contain any provisions to prevent horse keeping or equestrian uses that conform to County regulations. Said covenant shall be filed prior to final map recordation.
19. The subdivider shall dedicate to the County on the final map, the right to prohibit the construction of any structures on the open space areas as depicted on the open space exhibit as individual open space lots (Lot Nos. 103 through 107), and shall record "Open Space-Building Restriction Area" over those open space areas on the final map.
20. The subdivider shall dedicate open space Lot Nos. 104 through 107 to a public agency to the satisfaction of Regional Planning. The dedication shall contain language requiring that access for emergency purposes shall not be prohibited over said open space lots.
21. The subdivider shall provide for the ownership and maintenance of recreation Lot No. 102 and open space Lot No. 103 by the homeowners' association for the single-family lots to the satisfaction of Regional Planning.
22. The requirement that the subdivider transfer title of one lot to the Consolidated Fire Protection District of Los Angeles County, as reflected in the attached conditions from the County of Los Angeles Fire Department, is modified to require that said transfer occur within two years following approval of the Vesting Map and to require granting of a feasible access easement from said lot to The Old Road.
23. The subdivider shall number all open space lots on the final map and provide access, a minimum of 15 feet in width, to each open space lot to the satisfaction of Regional Planning.
24. Permission is granted to create additional open space lots to the satisfaction of Regional Planning.
25. The subdivider shall grant an easement for access and utilities as necessary, to offsite properties known collectively as Assessor's Parcel Number ("APN") 2826-022-022, 2826-022-023, and 2826-022-024 ("off-site properties"), to a width necessary, including slopes, for a 28-foot-wide access driveway through the subject property in the general vicinity of debris basin Lot No. 96 and/or to Lot No. 104, prior to recordation of the Vesting Map. The subdivider shall submit

draft documents for Regional Planning review and approval prior to recordation and grant of easement. Engineering and construction of the access shall be the responsibility of the easement beneficiaries. If some or all of the off-site properties are acquired by a public agency, the easement for the publicly-acquired property or properties, shall be revoked. This access easement revocation shall not preclude any creation of trail easements through the publicly-acquired property or properties. Any remaining easements for access granted herein may be modified as necessary to ensure 28-foot-wide access to the other off-site properties not acquired by a public agency. The covenant recorded regarding the project shall indicate that easements are included within the tract that provide access to the off-site properties.

26. Prior to recordation of the final map, the subdivider shall submit an amendment to the approved Vesting Map, to depict the elimination of one single-family lot and depict the location of the easement to the off-site properties with all other necessary associated changes to the satisfaction of Regional Planning and the Los Angeles County Subdivision Committee ("Subdivision Committee").
27. No grading permit shall be issued prior to the recordation of a final map, unless the Director determines that the proposed grading conforms to the conditions of this grant and the conditions of the CUP, Oak Tree Permit, and Housing Permit.
28. The subdivider shall provide slope planting and an irrigation system in accordance with the grading provisions of Title 22 of the County Code. The subdivider shall include conditions in the Single-family CC&Rs, which require continued maintenance of the plantings for lots having planted slopes.
29. Prior to the issuance of a grading and/or building permit, the subdivider shall submit three copies of a landscape plan which may be incorporated into a revised site plan. The landscape plans shall be approved by the Director as required by the CUP prior to any construction, including grading, on the property.
30. As required by section 21.32.195 of the County Code, the subdivider shall plant or cause to be planted at least one tree of a non-invasive species within the front yard of each residential lot. The subdivider also shall plant or cause to be planted at least 69 trees of a non-invasive species within multi-family residential Lot No. 94 in addition to the required front yard tree. The location and the species of said trees shall be incorporated into the site plan or landscape plan. Prior to recordation of the final map, the site/landscaping plan must be approved by the Director, and the subdivider shall post a bond with Los Angeles County Department of Public Works ("Public Works") or submit other verification to the satisfaction of Regional Planning, to ensure planting of the required trees.
31. Within three days following tentative map approval by the Board, the subdivider must remit processing fees, currently \$2,656.75, payable to the "County of Los Angeles" in connection with the filing and posting of a Notice of Determination in compliance with section 21152 of the California Public

Resources Code and section 711 of the California Fish and Game Code to defray the costs of fish and wildlife protection and management incurred by the California Department of Fish and Game. No project subject to this Fish and Game Code provision is final, vested, or operative until the fee is paid.

32. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Final Environmental Impact Report ("Final EIR") for the project are incorporated by this reference and made conditions of Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the attached MMP. Within 30 days following tentative map approval, the subdivider must record a covenant and agreement, and submit a copy to Regional Planning for approval, agreeing to the mitigation measures imposed by the Final EIR for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to Regional Planning as frequently as may be required by Regional Planning. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
33. Within 30 days following approval of the Vesting Map, the subdivider shall deposit the sum of \$3,000 with Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the information contained in the reports required by the MMP.
34. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County, its agents, officers, and employees to attack, set aside, void, or annul this tract map approval, or the related CUP, Oak Tree Permit, or Housing Permit, which action is brought within the applicable time period of Government Code section 65499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
35. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing, pay Regional Planning an initial deposit of \$5,000 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider, or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

- b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by subdivider according to section 2.170.010 of the County Code.

- 36. The subdivider shall meet with the County to verify the project's fair share of four percent of the cost of improvements for the I-5 ramps at Marriott and Pico Canyon, and to determine intersection design to the satisfaction of Public Works prior to recordation of final map.

Except as modified herein above, this approval is subject to all of the conditions set forth for the CUP, Oak Tree Permit, Housing Permit, and the attached MMP, and the attached reports recommended by the Subdivision Committee, which consists of members of Public Works, the County Departments of Fire, Parks and Recreation, and Public Health

Attachments:

Subdivision Committee Reports
Mitigation and Monitoring Plan

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 53653 (Rev.)

Page 1/1

TENTATIVE MAP DATED 07-11-2006

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.
3. If necessary, install off-site water mainline to serve this subdivision to the satisfaction of Public Works.
4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
6. Depict all line of sight easements on the landscaping and grading plans.

HW
Prepared by Juan M Sarda
tr53653w-rev4.doc

Phone (626) 458-4921

Date 08-30-2006

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53653 (Rev.)

– Page 1/3

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

The following reports consisting of 20 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53653 (Rev.)

Page 2/3

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
8. Place standard condominium notes on the final map to the satisfaction of Public Works.
9. Quitclaim or relocate easements running through proposed structures.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
12. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. Show open space note and dedicate residential construction rights over the open space lots.
15. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 53653 (Rev.)

Page 3/3

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

16. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
17. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
18. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

Prepared by ^{HW} Henry Wong
tr53653L-rev4.doc

Phone (626) 458-4915

Date 09-11-2006



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT**

TRACT NO. 53653

**TENTATIVE MAP DATED 07/11/06
EXHIBIT MAP DATED 07/11/06**

DRAINAGE CONDITIONS

1. Provide drainage facilities to remove the flood hazard and dedicate and show necessary easements and/or right of way on the final map. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
2. Place a note of flood hazard on the final map and delineate the areas subject to flood hazard. Show and label all natural drainage courses. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
3. A hydrology study and a detailed hydraulic analysis (HEC-RAS) for design of drainage facilities/delineation of flood hazard is required. Hydrology study must be submitted and approved prior to submittal of improvement plans. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
4. Provide fee title lot for desilting inlets to the satisfaction of the Department of Public Works.
5. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).
6. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPPP) are required to meet National Pollution Discharge Elimination System (NPDES) construction requirements for this site.
7. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing of the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).
8. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board for debris basins with a minimum capacity of 5,000 cubic yards. This is required to the satisfaction of the Department of Public Works prior to the filing of the final map.
9. Prior to approval of any grading, storm drain, or other improvement plan and prior to recordation of any final map for this subdivision, notarized drainage covenants, in a form approved by Public Works, shall be obtained from all impacted offsite property owners, as determined by Public Works, and shall be recorded by the applicant. The number of offsite drainage covenants will be determined by Public Works based on hydrology and hydraulic studies which must be prepared by the applicant's consultants and submitted to Public Works for review and approval, in a format acceptable to Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.
10. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain procedures for revising the flood insurance rate map once the storm drain facilities are constructed. Encroachment into FEMA Zone "A" is not permitted prior to obtaining a Conditional Letter of Map Revision (CLOMR) from FEMA.



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION
SUBDIVISION PLAN CHECKING SECTION
DRAINAGE AND GRADING UNIT

TRACT NO. 53653

TENTATIVE MAP DATED 07/11/06
EXHIBIT MAP DATED 07/11/06

11. A process for revising the County Floodway Map must be completed to the satisfaction of the Department of Public Works.
12. Comply with the requirements of the drainage concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 06/08/06 to the satisfaction of Public Works.

=====

GRADING CONDITIONS:

1. A grading plan and soil and geology report must be submitted and approved prior to approval of the final map. The grading plans must show and call out the construction of at least all the drainage devices and details, the paved driveways, the elevation and drainage of all pads, and the SUSMP devices. The applicant is required to show and call out all existing easements on the grading plans and obtain the easement holder approvals prior to the grading plans approval.

Name Ernesto J. Rivera Date 08/29/06 Phone (626) 458-4921
ERNESTO J RIVERA

**County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925**

DISTRIBUTION
1 Geologist
1 Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP . 53653
SUBDIVIDER Warner Bros. Entertainment, Inc.
ENGINEER Daly Owens Group
GEOLOGIST & SOILS ENGINEER Pacific Soils Engineering, Inc.

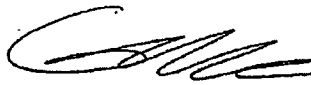
TENTATIVE MAP DATED 7/11/06 (Revised)
LOCATION Santa Clarita
REPORT DATE 4/11/06, 3/10/04

☒ **TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL. PRIOR TO FILING THE FINAL LAND DIVISION MAP, THE FOLLOWING CONDITIONS MUST BE FULFILLED:**

- ☒ The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical factors have been properly evaluated.
- ☒ A grading plan must be geotechnically approved by the GMED. This grading plan must be based on a detailed engineering geology report and/or soils engineering report and show all recommendations submitted by them. It must also agree with the tentative map and conditions as approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds will be required.
- ☒ All geologic hazards associated with this proposed development must be eliminated,
or
delineate restricted use areas, approved by the consultant geologist and/or soils engineer, to the satisfaction of the Geology and Soils Sections, and dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas.
- ☐ A statement entitled: "Geotechnical Note(s), Potential Building Site: For grading and corrective work requirements for access and building areas for Lot(s) No(s). _____, dated _____ refer to the Soils Report(s) by _____
- ☒ The Soils Engineering review dated 9/5/06 is attached.

☐ **TENTATIVE MAP IS APPROVED FOR FEASIBILITY. THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- ☐ This project may not qualify for a waiver of final map under section 21.48.140 of the Los Angeles County Title 21 Subdivision Code.
- ☐ The subdivider is advised that approval of this division of land is contingent upon the installation and use of a sewer system.
- ☐ Geology and/or soils engineering reports may be required prior to approval of building or grading plans.
- ☐ Groundwater is less than 10 feet from the ground surface on lots _____
- ☐ The Soils Engineering review dated _____ is attached.

Prepared by  Reviewed by _____ Date 9/5/06

Geir R. Mathisen

**COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION**

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number LX001129
Sheet 1 of 1

Tentative Tract Map 53653
Location Santa Clarita
Developer/Owner Warner Brothers Entertainment Inc.
Engineer/Architect Daly Owens Group
Soils Engineer Pacific Soils Engineering, Inc. (102453-T)
Geologist Same as above

DISTRIBUTION:

1 Drainage
1 Grading
1 Geo/Soils Central File
District Engineer
1 Geologist
1 Soils Engineer
1 Engineer/Architect

Review of:
Revised Tentative Tract Map Dated By Regional Planning 7/11/06
Soils Engineering and Geologic Report Dated 4/11/06, 3/10/04
Previous review sheet dated 5/9/06

ACTION:

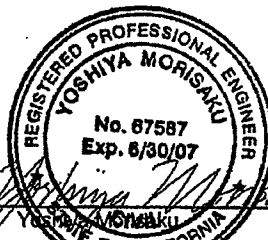
Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan review stage, provide additional shear strength test results of various materials (in particular, shear strength parameters of the along bedding materials, fill materials for proposed buttresses and keyways, etc.) required for additional stability analyses as indicated below.
2. At the grading plan review stage, provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
3. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:

- A. THE ON-SITE SOILS ARE SEVERELY CORROSIVE TO FERROUS METALS.
- B. THE ON-SITE SOILS ARE CORROSIVE TO CONCRETE.
- C. THE ON-SITE SOILS HAVE A MEDIUM TO HIGH EXPANSION POTENTIAL.



Reviewed by _____

Date 9/5/06

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh53653TentTe

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A minimum centerline curve length of 100 feet shall be maintained on all local streets. A minimum centerline curve radius of 100 feet shall be maintained on all cul-de-sac streets. Reversing curves of local streets need not exceed a radius of 1,500 feet, and any curve need not exceed a radius of 3,000 feet.
2. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.
3. The minimum centerline radius is 250 feet on all local streets with 60 feet of right of way.
4. Permission is granted to provide a minimum 200 feet centerline radius on "F" Street in the vicinity of Lot 90 to the satisfaction of Public Works.
5. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate.
6. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection.
7. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 400 feet on "D" Street at "C" Street along intersections with reversing curves and compound curves.
8. The centerline of all local streets shall be aligned without creating jogs of less than 150 feet. A one-foot jog may be used where a street changes width from 60 feet to 58 feet of right of way.

9. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.
10. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed 6 percent.
11. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum 3 percent grade on all "tee" intersections.
12. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent. For 4-legged intersections, the maximum permissible grade of the through street is 8 percent.
13. Provide intersection sight distance for a design speed of:
 - a. 40 mph (415 feet) on "A" Street from "D" Street (northeasterly direction), from "C" Street (both directions), and from "H" Street (both directions); and
 - b. 30 mph (310 feet) on "E" Street from "A" Street (southeasterly direction and on "F" Street from "A" Street (northwesterly direction).

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the ultimate TC or F/L prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb. We use 6-feet from ultimate TC as a conservative rule. When looking right, the target is the center of the lane nearest to the centerline. Measure 6-feet from centerline or from the median curb (when present).

14. Depict all line of sight easements on the landscaping and grading plans.
15. Provide property line return radii of 13 feet at all local street intersections to the satisfaction of Public Works.
16. Provide property line return radii of 27 feet at the intersection of local streets with The Old Road to the satisfaction of Public Works.
17. Dedicate right of way 40 feet from centerline per the latest I.E.C. alignment on The Old Road per C.S.B. 5037.

18. Dedicate right of way 32 feet from centerline on "A" Street.
19. Dedicate right of way 30 feet from centerline on "B" Street, "C" Street, "D" Street from "A" Street to the cul-de-sac bulb, "E" Street, and "F" Street plus additional right of way for a standard cul-de-sac bulb.
20. Dedicate right of way 29 feet from centerline on "G" Street plus additional right of way for a standard cul-de-sac bulb.
21. Make an offer of future right of way 32 feet from centerline on "H" Street, "I" Street (the two westerly tap streets). Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
22. Make an offer of future right of way 30 feet from centerline on "D" Street from the cul-de-sac bulb to the easterly property boundary. Whenever there is an offer of a future street or a private and future street, provide a drainage statement/letter.
23. Dedicate slope easements on "H" Street, "I" Street (the two westerly tap streets), and "D" Street from the cul-de-sac bulb to the easterly property boundary to the satisfaction of Public Works.
24. Dedicate vehicular access rights on The Old Road for open space lots 105 and 106, unless the Department of Regional Planning requires the construction of a wall. In such cases, complete access rights shall be dedicated.
25. Dedicate the right to restrict vehicular access on fire station lot 95.
26. Repair any broken or damaged pavement on along the property frontage on The Old Road.
27. Construct curb, gutter, base, and pavement within the tract boundaries on The Old Road, including the offsite portion of The Old Road adjacent to the easterly tract boundary, and all interior streets.
28. Construct full-width sidewalk along the property frontage on The Old Road.
29. Construct sidewalk (5 feet sidewalk adjacent to the curb or adjacent to the property line) on all interior streets to the satisfaction of Public Works. Permission is granted to use the alternate street section on all interior streets. Construct additional sidewalk pop-out in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53653 (Rev.)

Page 4/6

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

30. Construct any parkway improvements (sidewalk, driveways, curb ramps, landings, etc.) that either serve or form a part of a Pedestrian Access Route to meet current ADA requirements to the satisfaction of Public Works.
31. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight.
32. Plant street trees within the tract boundaries on The Old Road and all interior streets.
33. Construct off-site transition pavement for a 65 mph design speed on The Old Road in the vicinity of the southerly and northerly property line to the satisfaction of Public Works.
34. Provide and install street name signs prior to occupancy of buildings.
35. Install postal delivery receptacles in groups to serve two or more residential lots.
36. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring within the tract boundaries on The Old Road and all interior streets to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
 - b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.
 - (1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

- (2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
 - (3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
 - c. The annexation and assessment balloting process takes approximately ten to twelve months to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
 - d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.
37. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway
38. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - ROAD
TRACT NO. 53653 (Rev.)

Page 6/6

TENTATIVE MAP DATED 07-11-2006
EXHIBIT MAP DATED 07-11-2006

39. Comply with the traffic mitigation measures as indicated in the attached letter dated February 6, 2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
40. Prepare detailed 1" = 40' scaled signing and striping plans for The Old Road, "A" Street, and "E" Street to the satisfaction of Public Works.
41. Install traffic signals or contribute towards the installation of traffic signals and prepare 1" = 20' scaled traffic signal plans for all intersections (both on-site and off-site) affected by this subdivision as indicated in the attached letter dated 05-22-2006 from our Traffic and Lighting Division to the satisfaction of Public Works.
42. Prior to final map approval, pay the fees established by the Board of Supervisors for the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District. The fee is to be based upon the fee rate in effect at the time of final map recordation. The current applicable fee is \$2,700 per factored unit and is subject to change.
43. Prior to approval of the final map, if any improvements constructed by the subdivider are included as District improvements in the Lyons Avenue/McBean Parkway Bridge and Major Thoroughfare Construction Fee District, then the cost of such improvements may be credited against the project's District fee obligation if approved by Public Works. If the amount to be credited exceeds the subdivider's fee obligation, the subdivider may use the excess credits to satisfy the fee obligation of another project within the District, transfer the credit to another subdivider within the District, or be reimbursed by the District at the discretion of Public Works if funds are available. If District improvements are constructed after approval of the final map, the subdivider will receive credit equal to the cost of such improvements, which may be used to satisfy the fee obligation for another project within the District, transferred to another subdivider within the District, or reimbursed at the discretion of Public Works.

HCW

Prepared by John Chin
tr53653r-rev4

Phone (626) 458-4910

Date 08-30-2006



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

February 6, 2006

Mr. Daryl Zerfass, P.E.
Austin Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701

Dear Mr. Zerfass:

**LYONS CANYON
TENTATIVE TRACT NO. 53653
TRAFFIC IMPACT ANALYSIS (NOVEMBER 2005)
SANTA CLARITA AREA**

The Lyons Canyon Project is located on approximately 232 acres immediately west of The Old Road and north of the intersection of The Old Road and Calgrove Boulevard in the unincorporated County of Los Angeles area of Santa Clarita.

The proposed project consists of 96 single-family detached homes, 90 senior condominium homes, a neighborhood park, fire station, and open space. The proposed project is estimated to generate approximately 1,261 vehicle trips daily, with 90 and 121 trips generated during the a.m. and p.m. peak hours, respectively.

Access to the project site is through two new roadways that intersect with The Old Road and extend west into the project site. The first roadway, A Street, intersects with The Old Road approximately 3,500 feet north of Calgrove Boulevard and will function as the primary access point for the site. The second roadway, E Street, intersects with The Old Road approximately 1,100 feet south of the A Street intersection.

The following project site access improvements shall be the sole responsibility of the project. These improvements shall be in place concurrently with the installation of the curb, gutter, and first lift of asphalt pavement of the on-site street improvements.

FILE COPY

Mr. Darly Zerfass
February 6, 2006
Page 2

A Street-TT53653 (Future) at The Old Road

North approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

South approach: Two through lanes and one left-turn lane (add one left-turn lane and one through lane).

West approach: One left-turn lane and one right-turn lane (add one left-turn lane and one right-turn lane).

The project shall be responsible for the design, procurement, and installation of a traffic signal at A Street-TT53653 intersecting The Old Road, which serves as the access points to the project. The project shall enter into a secured agreement with Public Works for the cost of the traffic signal. This amount, which is estimated to be \$210,000 (Reference Table I). The traffic signal shall be installed when warranted.

E Street-TT53653 (Future) at The Old Road

North approach: One through lane and one through/right-turn lane (add one through lane).

South approach: One through lane and one shared through/right-turn lane (add one shared through/right-turn lane).

West approach: One right-turn lane (add one right-turn lane).

Detail signal and striping plans along project frontage and the above-mentioned improvement shall be prepared and submitted to Public Works for review and approval.

We generally agree with the study that the traffic generated by the project alone will not significantly impact County or County/City intersections in the area. However, the cumulative traffic generated by the project and other related projects will significantly impact the following County intersections. The project shall contribute its proportionate share of the cost for the following cumulative mitigation measures:

I-5 Southbound at Marriott and Pico Canyon Road

West approach: Two through lanes and one shared through/right-turn lane (add a third through lane).

Mr. Darly Zerfass
February 6, 2006
Page 3

East approach: A left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 4.0 percent.

I-5 Southbound Ramps at Calgrove Boulevard

Install traffic signal (Reference Table I).

West approach: One through lane and one shared through/right-turn lane (add a second through lane).

East approach: Two through lanes and one left-turn lane (add a second through lane).

Project share: 20.3 percent.

The Old Road at Pico Canyon Road

West approach: One left-turn lane, two through lanes, and one shared through/right-turn lane (convert the right-turn lane to a shared through/right-turn lane).

Project share: 3.3 percent.

Chiquella Lane at The Old Road

Install traffic signal (Reference Table I).

North approach: One left-turn lane and one right-turn lane (add a right-turn lane).

Project share: 48.3 percent.

The project shall submit conceptual plans and a feasibility study for all mitigation measures to our Land Development Review Section for review and approval.

Mr. Darly Zerfass
February 6, 2006
Page 4

Table I
(Signal Share)

Intersections	Signal Cost	Proportionate Share	Cost
I-5 SB Ramp at Calgrove Boulevard	\$250,000	20.3 percent	\$50,750
Chiquella Lane at The Old Road	\$210,000	48.3 percent	\$101,430
The Old Road at A Street-TT53653	\$210,000	100 percent	\$210,000

We also agree with the study that the cumulative traffic generated by the project and other related projects will significantly impact the following City intersection. The project is solely responsible for the following improvement.

I-5 Northbound Ramps at Lyons Avenue

West approach: Two left-turn lanes and two through lanes (add a second left-turn lane).

We agree with the study that the project will not have any significant impact to the Congestion Management Program monitored locations in the area.

We recommend that a copy of the latest tract map showing internal circulation and access locations to and from the project shall be submitted to our Land Development Review Section.

Caltrans shall be consulted to obtain their written concurrence with the California Environmental Quality Act (CEQA) level of significance determination. If Caltrans finds that the project has a CEQA significant impact on the I-5 Freeway, Caltrans shall be requested to include the basis for this finding in their response. If fees are proposed to mitigate the freeway impact, Caltrans shall be requested to identify the specific project to which the fees will apply. These written comments from Caltrans shall be submitted to Public Works.

We recommend that the study also be reviewed by the City of Santa Clarita for potential CEQA impacts within their jurisdiction. Written comments from the City shall be submitted to Public Works.

Mr. Darly Zerfass
February 6, 2006
Page 5

For questions regarding the traffic study, please contact Ms. Marian Tadrous of our Traffic Studies Section at (626) 300-4848. For questions regarding the feasibility study and cost estimate, please contact Mr. Sam Richards of our Land Development Review Section at (626) 300-4842.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division


MT:cn

P:\pub\WPFILES\FILES\STU\Marian\Traffic Studies\EIR05223

OM.

cc: Caltrans (Cheryl Powell)
City of Santa Clarita (Ian Pari)
Department of Regional Planning (Daryl Koutnik)

bc: Land Development (Witler, Wong)

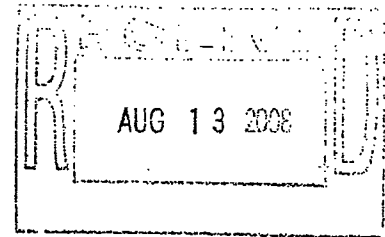


COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294

(323) 890-4330



P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

August 11, 2008

Mr. Rudy Silvas
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Silvas:

**FINAL ENVIRONMENTAL IMPACT REPORT, LYONS CANYON RANCH PROJECT, COUNTY
PROJECT TRACT MAP NO. 53653, CONDITIONAL USE PERMIT NO. RCUPT 200500088, STATE
CLEARINGHOUSE NO. 2003031086, SANTA CLARITA VALLEY (FFER #200800170)**

The Final Environmental Impact Report has been reviewed by the Planning Division, Land Development Unit, Forestry Division, and Health Hazardous Materials Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION:

1. We have no comments at this time.

LAND DEVELOPMENT UNIT:

1. The attached conditions and correspondence with the developer have not been changed at this time.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance.
2. The areas germane to the statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division have been addressed.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS
ARTESIA
AZUSA
BALDWIN PARK
BELL
BELL GARDENS
BELLFLOWER

BRADBURY
CALABASAS
CARSON
CERRITOS
CLAREMONT
COMMERCE
COVINA

CUDAHY
DIAMOND BAR
DUARTE
EL MONTE
GARDENA
GLENDALE
HAWAIIAN GARDENS

HAWTHORNE
HIDDEN HILLS
HUNTINGTON PARK
INDUSTRY
INGLEWOOD
IRVINDALE
LA CANADA-FLINTRIDGE
LA HABRA

LA MIRADA
LA PUENTE
LAKEWOOD
LANCASTER
LAWDALE
LOMITA
LYNWOOD

MALIBU
MAYWOOD
NORWALK
PALMDALE
PALOS VERDES ESTATES
PARAMOUNT
PICO RIVERA

POMONA
RANCHO PALOS VERDES
ROLLING HILLS
ROLLING HILLS ESTATES
ROSEMEAD
SAN DIMAS
SANTA CLARITA

SIGNAL HILL
SOUTH EL MONTE
SOUTH GATE
TEMPLE CITY
WALNUT
WEST HOLLYWOOD
WESTLAKE VILLAGE
WHITTIER

Mr. Rudy Silvas
August 11, 2008
Page 2

HEALTH HAZARDOUS MATERIALS DIVISION:

1. We have no comments at this time.

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,


JOHN R. TODD, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

JRT:lj

Enclosure



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 53653 Map Date July 11, 2006, Ex. A

C.U.P. _____ Vicinity Map 3322D

- ☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: See additional page 1 for additional access requirements. Additional page 2-3 are the requirements for the Fire Station Site per FD Planning Section.

By Inspector: Janna Masi Date September 13, 2006

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 53653 Tentative Map Date July 11, 2006, Ex. A

Revised Report YES

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 1250 gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☒ The required fire flow for private on-site hydrants is 2500 gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing 1250 gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☐ Fire hydrant requirements are as follows:
- Install 18 public residential fire hydrant(s). Install 4 public multi-family/commercial fire hydrant(s).
- Install private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☒ Other location: Fire hydrant locations to be determined on approved access.
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: THE TENTATIVE MAP IS NOT APPROVED AT THIS TIME, UNTIL ALL CONDITIONS HAVE BEEN APPROVED. Required fire flow for the public multi-family/commercial fire hydrants at this location is 5000 gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow. Fire Department's Fire Prevention Engineering will set the private/on-site fire hydrant locations within the multi-family lot and may reduced the required 5000 gpm fire flow of the public fire hydrants during the building plan check phase.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Janna Mai Date September 13, 2006



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS

ADDITIONAL PAGE

SUBDIVISION NO. **TR 53653**

PAGE NO. **1**

- 1 Gated access that has an ingress and egress shall comply with the following: Each gate shall be a minimum width of 20' wide, the key pad shall be located a minimum distance of 50' from the right-of-way, also provide a 32' turning radii after the keypad and prior to the gate. Indicate compliance on the exhibit "A", prior to the tentative map clearance.
- 2 IN LIEU OF THE REQUIRED SECONDARY ACCESS, THE FOLLOWING CONDITIONS WILL APPLY: ALL NEW CONSTRUCTION SHALL BE FULLY FIRE SPRINKLERED IN ACCORDANCE WITH NFPA 13.
- 3 Access to the senior housing lot shall be as follows, provide 28' of vehicular access to within 150' of all exterior walls. Said access shall be parallel to two sides of the proposed structures. Compliance shall be indicated on either the Exhibit "A" or the C.U.P. prior to the tentative map clearance.
- 4 Due to the proposed driveway lengths for the senior multiple housing development, fire department turnarounds are required. The turnarounds designs shown on the Ex. A are not adequate. Turnarounds shall be designed to the Ladder Truck Standards. Indicate compliance on the Ex. A.
- 5 Show all turning radii have a 32' centerline turning radius. Indicate compliance on the Ex. A.
- 6 Identify plantings within the proposed entry roundabout.
- 7 Clarify if parking is covered or uncovered.

By Inspector: *Janna Masi*

Date: September 13, 2006

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE**

SUBDIVISION NO. **TR 53653**

PAGE NO. **2**

CONDITIONS OF APPROVAL – VTTM 53653
FIRE STATION SITE REQUIREMENTS

DEVELOPER shall convey an improved FIRE STATION SITE to the DISTRICT (actual title to be transferred to "Consolidated Fire Protection District of Los Angeles County") prior to the issuance of the building permit for the 50th unit for VTTM 53653⁽¹⁾. DEVELOPER shall improve the FIRE STATION SITE at its sole cost and expense (the only compensation due the DEVELOPER is a credit for developer fees equal to the appraised value of the improved site as provided through a Developer Fee Credit Agreement⁽²⁾). Improvements shall include:

1. The FIRE STATION SITE shall have a net buildable pad of 1.26 acres (gross lot size is 2± acres).
2. Grading of the FIRE STATION SITE net buildable pad must meet the following requirements: a level pad that measures 225' (width, fronting a public street) X 242' (depth). The pad shall be graded to +/- 0.1 and tops and toes of slopes to +/- 0.3. The minimum pad dimensions shall be free of any easements, building set backs (front, rear and sides), slopes or any other conditions that would restrict full use of the net pad area. The gross acres / square footage to be provided will be calculated based on the net pad requirements outlined above and any additional property that will be conveyed to the DISTRICT. The site is to be graded in relation to the street or streets which front the site such that the emergency vehicle egress driveway can be constructed with a maximum 2% slope and the return driveway can be constructed with a maximum 5% slope. The above driveways begin at the fronting public street and become level at an imaginary 40-foot setback.
3. A two-inch diameter domestic water line installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from Back of Curb (BOC). DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
4. A one-inch irrigation water line (reclaimed if available) installed to a DISTRICT approved meter location with a jumper and meter box. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the water purveyor.
5. A fire hydrant on site at a location directed by the DISTRICT.
6. A six-inch diameter fire sprinkler service line installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC, with a shut-off valve located within a public street.
7. A sewer lateral (fixture count to be provided by the DISTRICT) installed to a DISTRICT approved location. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC. DEVELOPER will obtain and provide the DISTRICT with a Will Serve letter from the permitting agency.
8. A storm drain connection (sized to accommodate both onsite and offsite drainage) installed to a DISTRICT approved location. The invert of the storm drain pipe must be at an elevation that allows for collection of all surface flows and piped drainage systems. Point of connection shall extend into the FIRE STATION SITE a minimum of 5'0" behind the BOC.
9. Electric (loading to be provided by the DISTRICT), telephone (number of pairs to be provided by the DISTRICT), television cable, fiber optics (if available), and gas connections stubbed to DISTRICT approved locations. Points of connections shall extend into the FIRE STATION SITE a minimum of 5'0" from the BOC.

By Inspector: Janina Masi

Date: September 13, 2006



**COUNTY OF LOS ANGELES
FIRE DEPARTMENT**

5823 Rickenbacker Road
Commerce, California 90040

**LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE**

SUBDIVISION NO. **TR 53653**

PAGE NO. **3**

**CONDITIONS OF APPROVAL – VTTM 53653
FIRE STATION SITE REQUIREMENTS**

10. All offsite street improvements adjacent to the FIRE STATION SITE which at a minimum shall include curbs, gutters, sidewalks, driveway approaches (maximum of three), traffic signs, street lights, and median breaks with turn lanes at both the emergency vehicle egress driveway and the emergency vehicle ingress driveway.
11. Installation of two traffic signals that allow for safe access from the emergency egress driveway onto the adjacent public roadways. Traffic signal number one will be installed on A Street fronting the FIRE STATION SITE and traffic signal number two will be installed at the intersection of A Street and The Old Road. Both signals will be designed to include interconnects to the fire station that allows for an emergency override of the signal controllers. Traffic signals must be installed by the time the FIRE STATION SITE is operational.
12. The Completion of a Phase I Site Assessment and, if warranted, a Phase II Site Assessment, and removal or remediation of any hazardous materials located in, upon, or on the FIRE STATION SITE, as required by all applicable federal, state and local laws (to be provided at the completion of all required site improvements).
13. Proof of full compliance with the "California Environmental Quality Act" for the development and operational impacts of a first responder fire station.
14. Remediation of any defects of the property to the satisfaction of the DISTRICT.
15. Any other requirements as reasonably determined by the DISTRICT that are necessary before construction of a fire station can begin on the FIRE STATION SITE.
16. **The FIRE STATION SITE shall be free of any soils and geological hazards and must be located outside of the Los Angeles County 50-year capital flood zone. The soils and geology reports must include language that states that the site has meet the requirements of the California Geological Survey (CGS) – Note 48 "Checklist for the Review of Engineering Geology and Seismology Reports for California Public Schools, Hospitals, and essential Services Buildings".**
17. **The FIRE STATION SITE shall be free of easements, except as expressly approved by the DISTRICT. The developer must provide the DISTRICT with a current American Land Title Association survey (ALTA).**
18. The FIRE STATION SITE shall not contain slopes or hillsides for the DISTRICT to maintain. The developer must arrange for the sloped area to be maintained by a third party, such as a landscaping / maintenance district, at no cost to the DISTRICT.
19. Provide the DISTRICT with the information outlined on the attached "Request for Information" (RFI) form.
 - (1) Developer shall provide a copy to and receive approval of the title language for the FIRE STATION SITE from the Fire Department Planning Division prior to Land Development's final map clearance.
 - (2) Prior to a developer fee credit being issued, an agreement must be approved by the Los Angeles County Fire District. No refunds of developer fees are made for any building permits issued prior to developer fee credit issuance. This agreement takes approximately 30 days to process after DEVELOPER has submitted approved copies to the DISTRICT.

Revised: February 21, 2006

By Inspector: Janna Masi

Date: September 13, 2006



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 53653 DRP Map Date: 07/11/2006 SCM Date: / / Report Date: 09/14/2006
Park Planning Area # 35A NEWHALL / VALENCIA Map Type: REV. (REV RECD)

Total Units **186** = Proposed Units **186** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	1.49
IN-LIEU FEES:	\$409,455

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$409,455 in-lieu fees.

Trails:

See also attached Trail Report. GAVIN CANYON TRAIL - For trail requirements, please contact Ken Slu, Trails Coordinator at (213) 351-5135.

Contact Patrocenia T. Sobrepeña, Departmental Facilities Planner I, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, California, 90020 at (213) 351-5120 for further information or an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements contact Trail Coordinator at (213) 351-5135.

By: _____

James Barber, Advanced Planning Section Head

Supv D 5th
September 18, 2006 07:14:38
QMB02F.FRX



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION WORKSHEET

Tentative Map # 53653 DRP Map Date: 07/11/2006 SMC Date: / / Report Date: 09/14/2006
Park Planning Area # 35A NEWHALL / VALENCIA Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Goal} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Goal = The subdivision ordinance allows for the goal of 3.0 acres of park land for each 1,000 people generated by the development. This goal is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units = Proposed Units + Exempt Units

	People*	Goal 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	93	0.90
M.F. < 5 Units	2.29	0.0030	0	0.00
M.F. >= 5 Units	2.11	0.0030	93	0.59
Mobile Units	1.74	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				1.49

Park Planning Area = 35A NEWHALL / VALENCIA

Goal	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	1.49	\$274,802	\$409,455

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

Acre Obligation	Public Land Crd.	Priv. Land Crd.	Net Obligation	RLV / Acre	In-Lieu Fee Due
1.49	0.00	0.00	1.49	\$274,802	\$409,455



COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

September 18, 2006

**NOTICE OF TRAIL REQUIREMENT
FOR TRACT MAPS AND PARCEL MAPS**

Tentative Tract Map #: 53653

Date on Map: June 11, 2006

Provide a 12 foot wide easement with dirt surface trail bed for the Gavin Canyon Trail to the satisfaction of the Department of Parks and Recreation's Standards. Because of the necessity to show the trail alignment as it pertains to topographical lines, trail grade shall not exceed 10%, except in areas where this standard would result in excessive switchbacks. In this instance, grades to a maximum of 15% shall be permitted for distances of less than 300 feet. Trail shall be graded so the tread is outsloped along the entire length, at a maximum of 2% cross-slope. All information pertaining to trail requirements must be shown on the Tentative Parcel Map.

This Tentative Map is approved with the following conditions before final map recordation:

- X TRAIL EASEMENTS MUST BE CALLED OUT "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT" ON THE FINAL MAP.
- X IDENTIFY PORTIONS OF TRAIL THAT WILL BE CONSTRUCTED AS PART OF DEVELOPMENT AND PROVIDE CALL OUTS FOR THESE PORTIONS TO HAVE TRAIL EASEMENTS DEDICATED TO "LOS ANGELES COUNTY RIDING AND HIKING TRAIL EASEMENT".

Dedications and the exact following language should be shown for trail dedications on the first phase of final map.

Title Page: We hereby dedicate to the County of Los Angeles a 12 foot wide easement for Riding and Hiking purposes for the Gavin Canyon Trail.

- X IF A WAIVER IS FILED, A PLAT MAP DEPICTING THE TRAIL MUST ACCOMPANY THE WAIVER.

For any questions concerning trail alignment or other trail requirements, please contact Ken Slu at (213) 351-5135.

Ken Slu

Ken Slu, Trails Coordinator



COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
Public Health

BRUCE A. CHERNOF, M.D.
Acting Director and Chief Medical Officer

FRED LEAF
CHIEF OPERATING OFFICER

JONATHAN E. FIELDING, M.D., M.P.H.
Director of Public Health and Health Officer

Environmental Health
ARTURO AGUIRRE, Director

Bureau of Environmental Protection
Mountain & Rural/Water, Sewage & Subdivision Program
5050 Commerce Drive, Baldwin Park, CA 91706-1423
TEL (626) 430-5380 • FAX (626) 813-3016
www.lapublichealth.org/eh/progs/envirp.htm



BOARD OF SUPERVISORS

Gloria Molina
First District

Yvonne Brathwaite Burke
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

September 7, 2006

RFS No. 06-0022820

Tract No. 53653

Vicinity: Santa Clarita

Tentative Tract Map Date: July 11, 2006 (4th Revision)

The County of Los Angeles Department of Public Health has no objection to **Vesting Tentative Tract Map 53653** and the map is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by the **Valencia Water Company**, public water system, which guarantees water connection and service to all lots. A "will serve" letter has been received and approved.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the **Los Angeles County Sanitation District #32** as proposed.
3. Water wells that may be discovered on the property must be properly decommissioned.
4. Any existing septic systems on the property must be completely emptied of effluent and destroyed by a licensed contractor.

If you have any questions or need additional information, please contact me at (626) 430-5380.

Respectfully,

Becky Valenti, E/H.S. IV

Mountain and Rural/Water, Sewage, and Subdivision Program

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Geology, Soils, and Seismicity								
GE01.	All on-site soils that are prone to settlement and collapse in areas proposed for development or structures shall be removed and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE02.	If identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, Holocene-age alluvium shall be removed and replaced with engineered fill in areas proposed for development where alluvium directly overlies bedrock, to preclude the possibility of ground lurching.	On-site monitoring by Project Geologist	During Site Grading	Periodic	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE03.	All liquefaction-prone soils identified during on-site grading by a registered Geotechnical Engineer and/or Geologist, shall be removed from areas proposed for development and replaced with engineered fill.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE04.	Seabeds from over-steepened slopes or grading of slopes to a shallower angle, as recommended in the project's Geotechnical Report, shall be required to minimize rock fall hazards to development along the northern boundary of the proposed project site.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE05.	Adequate structural setbacks for homes and commercial sites shall be required, and surface drainage shall be directed away from the toe of affected steep slopes, in order to prevent landslides or other slope failures in on-site areas susceptible to block-and/or toppling-type failures.	L.A. County review and approval of Grading Plans and periodic monitoring by Project Geologist	During Final Engineering Plan Check and Site Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE06.	As soon as grading is completed for each lot, establish a protective vegetation cover in all disturbed areas via planting and/or seeding, then place a temporary protective cover, such as straw mulch, muck, hay, or other non-medicinal form of ground cover, until a vegetative cover is established.	L.A. County review and approval of SWPPP	During Final Engineering Plan Check and Grading	Periodic as kits are completed	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE07.	Divert surface drainage from cut and fill slopes via brow ditches; collect surface drainage in ditches with relatively shallow gradients; and provide a means to inhibit sediment runoff into natural drainages until a protective vegetation cover effectively mitigates further soil erosion. Place energy-dissipating devices in drainages subject to increased runoff.	L.A. County review and approval of SWPPP and Drainage Plan and on-site monitoring by Project Engineer	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE08.	When grading, project applicant shall minimize the area of disturbance outside of established grading envelope. A Construction Staging Plan shall accompany the Final Grading Plan and shall clearly delineate the limits of grading and identify any erosion-control measures that are located outside of proposed grading boundary.	L.A. County review and approval of Grading Plans and on-site monitoring by Project Geologist	During Final Engineering Plan Check and Grading	One Time Activity during Plan Check and Periodic During Grading	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
GE09.	Incorporate recommended foundation designs, where applicable, to preclude any adverse effects on proposed structures in areas characterized by expansive soils, including but not limited to post-tensioned slabs, mat-slabs, or other foundation systems for residential structures.	L.A. County review and approval of final building plans	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	

Number	Mitigation Measure	Action Required					
		Geology, Soils, and Seismicity	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party
GEOT0.	<p>Fossil beds impacted by the proposed project shall be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record shall be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.</p>	Field survey by qualified paleontologist during grading to identify fossil laden sediments.	During Grading	Periodic as necessary during grading	Prior to issuance of Building Permits	Project Applicant	LA County DRP
Hydrology and Water Quality							
HWC1.	<p>Detritus/debris basins shall be constructed on the westerly side of the intersection of X Street and T Street and the northerly side of the intersection of X Street and T Street. In addition to the debris basins, additional detention basins shall be placed in series above each debris basin to prevent the debris basins from becoming jurisdictional dams under the California Division of Safety of Dams.</p> <p>In addition to the above drainage improvements, the following items shall also be required:</p> <p>a) The development area adjacent to the double 8-foot by 8-foot culvert shall be raised to reduce the flooding potential. The final elevation shall be determined by FEMA during their review of a Conditional Letter of Map Revision request.</p> <p>b) In addition, the County of Los Angeles shall require the developers to obtain a drainage acceptance letter from the property owner immediately downstream of the double 8-foot by 8-foot culvert (mobile home park) prior to issuance of grading permits.</p> <p>c) The proposed detritus/debris basin shall be cleared/maintained as necessary by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.</p>	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity during grading	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division

Number	Mitigation Measure	Hydrology & Water Quality		Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
		Action Required	Mitigation Timing					
HMW2.	Storm drains, culverts, channels, and outlets shall be designed per County of Los Angeles and Federal Emergency Management Agency (FEMA) Design Standards.	L.A. County review and approval of Final Drainage Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HMW3.	Erosion protection (for energy dissipating structures) shall be placed at outlets to natural drainage channels in order to minimize the potential for erosion, subject to approval by the Los Angeles County Department of Public Works Flood Control Division, as appropriate.	L.A. County review and approval of Final Drainage Improvement Plans and SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HMW4.	Any construction in the FEMA Zone A shall require a Conditional Letter of Map Revision. A Letter of Map Revision shall be required prior to building occupancy.	L.A. County review and approval of Conditional Letter of Map Revision	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	
HMW5.	Project developers shall prepare and submit a Notice of Intent to comply with the Construction General Permit to the State Water Resources Control Board.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HMW6.	Project developers shall prepare and receive approval of a Stormwater Pollution Prevention Plan (SWPPP) per requirements of the Construction General NPDES Permit.	L.A. County review and approval of SWPPP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW - Land Development Division	
HMW7.	Project developers shall comply with post-construction Best Management Practices (BMP) requirements as detailed in the L.A. County Standard Urban Storm water Mitigation Plan (SUSMP).	L.A. County review and approval of SUSMP Plan	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HMW8.	The project developer shall design, construct, and maintain all structural storm water retention devices proposed as part of the project. The final location of the proposed structural storm water retention systems shall be determined by the Los Angeles County Department of Public Works prior to issuance of building permits.	L.A. County review and approval of Final Drainage Plan	During Final Engineering Plan Check	Annual	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Land Development Division	
HMW9.	In order to limit the amount of carbon leaving the site in stormwater runoff, project developers shall implement public education programs for residents concerning the clean up of pet waste. Also, pet waste disposal bags and containers shall be provided around parks and other areas of high pet traffic.	L.A. County review and approval of project applicant's Pet Waste Disposal Public Education Program	Post-Construction	One Time Activity	Prior to Issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW - Land Development Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Check Completed
Hydrology & Water Quality								
FWAQ10	Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any desilting/dredging basins on the site, which include: <ul style="list-style-type: none"> • Dispersion of alluvial sediment deposition at inlet structures, thus limiting the extended localized ponding of water. • Periodic sediment removal to ensure adequate storage and treatment volume. • Monitoring of the basin to ensure it is completely and properly drained. • Dredge riser cleaning. • Vegetation management to prevent marsh vegetation from taking hold, and to limit the growth of habitat for disease-carrying birds. • Removal of grime, litter, vegetative and other debris. • Preventative maintenance on monitoring equipment. • Vegetative stabilization of eroding banks. 	Developer to construct and dedicate all on-site desilting/dredging to L.A. County DPW	Post-Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW, Land Development Division	
FWAQ11	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water filters on the site, to include: <ul style="list-style-type: none"> • Providing adequate access for inspection and maintenance. • Removal of accumulated trash, paper and debris. • Corrective maintenance including removal and replacement of top layers of media. • Complete replacement of filter media every 3 to 5 years. • Periodic removal of vegetative growth. 	Developer to construct and dedicate any storm water filters to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW, Land Development Division	
FWAQ12	The Los Angeles County Department of Public Works shall be responsible for the operation and maintenance of any storm water chambers on the site, which include: <ul style="list-style-type: none"> • Inspection prior to the beginning of the storm season. • Regular inspection following storm events. • Removal of accumulated sediment, trash and debris. 	Developer to construct and dedicate any storm water chambers to L.A. County DPW	During Construction	Continuous	Prior to issuance of Certificate of Occupancy for Last Residential Unit	Project Applicant	L.A. County DPW, Land Development Division	
FWAQ13	Pesticide applications shall be managed through educational and other source control efforts, including the installation of efficient landscape irrigation systems in common areas and the development of guidance on applying these types of chemicals for contractors maintaining landscape areas. Examples of material which may be used for education may include educational pamphlets currently available through L.A. County and/or other sources (i.e., http://www.sanantonioarea.org/landscaping.htm). Because of the contents regarding indicators of human pathogens, education programs shall emphasize animal waste management, such as the importance of cleaning up after pets and not feeding wild animals, such as pigeons, seagulls, ducks and geese. The project applicant shall create and distribute these pamphlets to landscapers contractors prior to on-site planting. <ol style="list-style-type: none"> 	Developer to prepare contractor and resident pesticide management handbook	During Final Engineering Plan Check	One Time Activity	Prior to issuance of Building Permit	Project Applicant	L.A. County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Hydrology & Water Quality								
HMW14.	The project applicant shall prepare an herbicide/pesticide program to be utilized by landscaping contractors on commonly owned landscaped areas. This program shall include requirements to minimize the use of herbicides and pesticides in these landscaped areas and shall be prepared and in place prior on-site planting.	Developer to prepare Pesticide Management handbook	During Final Engineering Plan Check	One Time Activity	Prior to Issuance of Building Permit	Project Applicant	L.A. County DRP	
Hazardous and Hazardous Materials								
HAZ1.	If unknown wastes or suspect materials are discovered during construction by the contractor, which he/she believes may involve hazardous waste/materials, the contractor shall: <ul style="list-style-type: none">Immediately stop work in the vicinity of the suspected contaminant, removing workers and the public from the area;Notify the project engineer of the implementing agency;Secure the areas directed by the project engineer; andNotify the implementing agency's Hazardous Waste/Materials Coordinator.	Developer shall hire qualified Hazardous Waste/Materials Coordinator for on-site monitoring during construction	During Construction	Periodic	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ2.	If deemed appropriate by the project's geotechnical engineer, the on-site abandoned oil well shall be re-abandoned per current DOGSR standards prior to issuance of any grading permit.	If necessary, Developer shall abandon on-site oil well(s)	During Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ3.	All miscellaneous debris shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection shall be completed by a representative from the Los Angeles County Public Works Department, of the areas beneath the removed materials to confirm total removal. Any stained soils observed underneath the removed materials shall be sampled. Based on the results of the sampling, the applicant's consultant and a representative from the Los Angeles County Public Works Department shall determine the level of remediation efforts that may be required (if any).	Developer shall properly dispose of all on-site trash and debris generated during on-site grading	During Construction	Continuous	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ4.	One 500-gallon abandoned AST was observed atop a hill within the central portion of the project site. The tank shall be removed and properly disposed of at an appropriate landfill facility prior to issuance of building permits. Once removed, exposed soils shall be visually observed to confirm the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of 500-gallon above-ground storage tank	During Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ5.	The fallen power line and transformer shall be removed off-site and properly disposed of at an approved landfill facility prior to issuance of building permits. Additionally, other transformers on-site shall be removed/dismantled during site construction/demolition. This removal/dismantling shall be conducted under the purview of the local utility purports to identify proper handling procedures regarding potential PCBs. The contents on which the power line and transformer fall shall be removed and properly disposed of at an approved landfill facility. Any stained soils observed underneath the concrete shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall remove and properly dispose of fallen power line and transformer	During Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Hazards and Hazardous Materials								
HAZ6	The contents of the concrete structure shall be removed off-site and properly disposed of at an approved landfill location prior to issuance of building permits. Once removed, a visual inspection of the area beneath the structure shall be performed. Any stained concrete or soil (depending on material) observed underneath shall be removed. Materials shall be sampled. Results of the sampling (if necessary) will determine the level of remediation efforts that may be required. If concrete is present and staining is noted, the concrete shall be removed and disposed of at an appropriate landfill facility. Once removed, exposed soils shall be visually observed to ensure the presence/absence of staining (an indication of contamination migration into the subsurface). If observed, stained soils shall be tested to identify appropriate remedial activities (if necessary).	Developer shall remove and properly dispose of existing concrete structure(s)	During Construction	One Time Activity	Prior to Issuance of Building Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ7	The termini of all undocumented pipes shall be defined. The primary concern with pipes that extend into the ground surface is the potential for the pipe(s) to act as a ventilation apparatus for an undocumented UST. Should a UST be present, the UST shall be removed and properly disposed of at an approved landfill facility prior to issuance of building permits. Once removed, a visual inspection of the areas beneath and around the removed UST shall be performed. Any stained soils observed underneath the UST shall be sampled. Results of the sampling (if necessary) would indicate the level of remediation efforts that may be required.	Developer shall hire appropriate professional to map all undocumented pipes on-site	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ8	The on-site well shall be properly removed and abandoned prior to issuance of a building permit pursuant to the latest procedures required by the Los Angeles County Department of Health Services with closure responsibilities for the well. Any associated equipment (i.e., piping) shall be removed off-site and properly disposed of at a permitted landfill. A visual inspection of the areas beneath the removed materials (if present) shall be performed. Soil sampling around the well shall be performed, as determined appropriate by a qualified Phase II professional.	Developer shall properly remove and abandon on-site well(s)	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ9	The project site was utilized for agricultural purposes in the past and may contain pesticide residues in the soil. Soil sampling shall occur throughout the project site, especially in areas of past development (e.g., sheds, within the historical aerial photograph) prior to issuance of building permits. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify proper handling procedures that may be required.	Developer shall complete soil sampling for pesticides	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ10	Pipeline operators shall be notified in advance of any grading activity in the vicinity of the office oil pipeline. Any specific requirements of the operator to avoid disturbance that could create a safety hazard shall be fully implemented. Possible methods to protect underground utilities include elastic coating, cathodic protection, monitor coating, or encasement in cement slurry or concrete.	Developer shall notify pipeline operators of proposed grading	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permit	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	
HAZ11	Prior to grading in the vicinity of the on-site oil pipeline, the location of the pipeline shall be marked. If a pipeline will be affected by project grading, no grading shall occur in such area until pipeline is re-located. Underground Service Alert shall be notified 48 hours in advance of grading and shall clear the pipeline location prior to grading activity.	All on-site pipelines shall be located and confirmed to be outside of grading envelope	Prior to Construction	One Time Activity	Prior to Issuance of Project permits	Project Applicant	L.A. County DPW, Land Development Division, and L.A. County Fire Department (Hazardous Materials Division)	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
N1.	Construction shall be limited to the hours of 7:00 AM to 7:00 PM on any working day except Sundays and holidays, in accordance with the County's Noise Control Ordinance (County Code Section 12.080.440).	Developer shall not allow construction outside of 7:00 AM to 7:00 PM	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N2.	The following measures shall be implemented by the project applicant to reduce potential construction noise impacts on nearby sensitive receptors: a) During all site excavation and grading, the construction contractor shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers consistent with manufacturers' standards. b) The construction contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the project site. c) The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and the existing noise-sensitive receptors (existing residences) north of the project site during all project construction.	Developer shall require all contractors to comply with noise reduction measures	During Construction	Continuous	During Construction	Project Applicant	LA County DRP	
N3.	A sound barrier, with a minimum wall height of six feet, is required for ground-floor frontlines outdoor active use areas on the following lots: Lots 83 through 85 and Lots 87-90.	LA County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-85 and Lots 87-90	Project Applicant	LA County DPW, Building and Safety Division	
N4.	A sound barrier, with a minimum wall height of seven feet, is required for ground-floor frontlines outdoor active use areas on Lot 86.	LA County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lot NO. 86	Project Applicant	LA County DPW, Building and Safety Division	
N5.	A sound barrier, with a minimum wall height of five feet, is required for ground-floor frontlines outdoor active use areas on the following lots: Lot 81-84.	LA County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 81-84	Project Applicant	LA County DPW, Building and Safety Division	
N6.	Balconies or decks, if proposed for the frontlines dwelling units on Lots 83 through 84 and the attached senior housing, which are directly exposed to traffic noise from the Old Road and I-5, shall require a noise barrier with a minimum height of five feet along the perimeter of balconies or decks. Balconies or decks on the side of the building facing away from the street or outside of the 85 dBA CNEL impact zone shall not require sound wall protection.	LA County review and approval of sound walls shown on Final Improvement Plans	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-84 and Senior Housing Units	Project Applicant	LA County DPW, Building and Safety Division	
N7.	Mechanical ventilation, such as an air-conditioning system, shall be required for lots 76-99 and all units in the senior housing lot.	LA County review and approval of mechanical ventilation plans for residential units	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 76-99 and Senior Housing Units	Project Applicant	LA County DPW, Building and Safety Division	
N8.	Windows with a minimum STC-30 rating are required for bedrooms exposed to I-5 traffic on Lots 83-86, except for Lot 86, where windows with a minimum STC-32 rating are recommended for bedrooms exposed to I-5 traffic.	LA County review and approval of Building Plans including appropriate window specifications	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Lots 83-86, except Lot 86	Project Applicant	LA County DPW, Building and Safety Division	
N9.	Windows with a minimum STC-34 rating are required for sleeping quarters associated with the proposed fire station.	LA County review and approval of Building Plans including appropriate window specifications for fire station	During Final Engineering Plan Check	One Time Activity	Prior to Building Permit Issuance for Fire Station Building	LA County Fire Department	LA County DPW, Building and Safety Division	

Number	Mitigation Measure	Air Quality						
		Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Check Completed
AC1.	The construction contractor shall be responsible for ensuring that all measures listed in Table 5.5-7, Standard Measures for Construction-Related Emissions are implemented. To achieve the particulate control efficiencies shown, finished surfaces shall be stabilized with water and/or soy-based, or other non-chloride-based, dust palliatives and isolated from traffic flows to prevent emissions of fugitive dust from these areas.	Developer and all sub-contractors shall implement all applicable air quality control measures during construction	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AC2.	All construction equipment shall be maintained in good operating condition so as to reduce operational emissions. The construction contractor shall ensure that all construction equipment is being properly serviced and maintained.	Developer shall ensure that all contractors properly maintain construction equipment	During Project Construction	Continuous	During Project Construction	Project Applicant	LA County DRP, SCAQMD	
AC3.	The construction contractor shall utilize, as much as possible, precast/pre-fabricated building materials, water-based or low-VOC coating on all interior and exterior walls, and coating transfer or spray equipment with high transfer efficiency, such as HVLP spray method, or manual coatings application such as a paintbrush, hand roller, trowel, spatula, dauber, rag, or sponge.	Developer shall verify that contractor utilizes low-VOC coatings where feasible	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AC4.	Low-emitting paints and solvents shall be used on all future on-site structures.	Developer shall require contractor to use low-VOC paints	During Project Construction	Continuous	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AC5.	To the extent feasible, future on-site buildings shall incorporate design principles of the Energy Star program and/or Leadership in Energy and Environmental Design (LEED) program, and associated energy-saving features, including energy-efficient heating and cooling systems, tight construction and ducts, improved insulation, high-performance windows, and built-in energy efficient appliances.	Developer shall utilize Energy Star Products and incorporate LEED building principles where feasible	During Project Construction	Periodic	Prior to issuance of Building Permits	Project Applicant	LA County DRP, SCAQMD	
AC6.	All public and private parking areas (i.e., recreational facilities, trailhead parking, senior housing parking) shall be planted with trees to insure shading and prevent heat buildup.	LA County review and approval of Landscaping Plans	During Plant Check of Final Landscaping Plans	One Time Adequacy	Prior to Issuance of Building Permits	Project Applicant	LA County DRP	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO1.	<p>Supplemental Surveys. Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Ambrosia confertiflora, and any other special-status plant species, should be conducted to clearly delineate and to mark off the exact locations and numbers of plants on site in the development footprint as well as those to be preserved. Surveys should be conducted in the spring prior to construction to flag locations of special-status plants within and immediately adjacent to the project site. As many seeds as possible of populations within the grading areas shall be salvaged and planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate facility to conduct the salvaging, storage, and ongoing propagation of these special-status plant species.</p> <p>Avoidance and Protection. Areas with Ambrosia confertiflora, and other special-status plant species, outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The legal document shall be recorded prior to issuance of a grading permit. A qualified botanist shall survey for, and appropriately mark, all populations of special-status plant species at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed planting.</p> <p>Seed Collection and Propagation. A seasonal survey A seasonal survey shall be conducted in suitable habitats after the flowering season and shall be obtained from the native trees, shrubs, herbs, and grasses obtained from the project site during construction activities. The survey shall be conducted by a qualified botanist familiar with the flora of the Santa Gabriel Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating special-status plant species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. These plants shall be planted in suitable preserved habitat areas at a ratio of 10 plants per every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of five (5) years after final planting, with annual reports submitted to the County.</p> <p>Determine Final Mitigation Sites. A site analysis plan must be conducted to determine potential planting areas and to identify the most appropriate mitigation site(s) accessible to the Los Angeles County Department of Regional Planning, which should be conducted prior to seed collection. A detailed mitigation plan shall be prepared and submitted to the appropriate agency(ies) for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for special-status plant species on site are shown above on Exhibit 5.6-21, Potential Special-Status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Ambrosia confertiflora and other special-status plant species is approximately 5.58 acres.</p> <p>Prepare Detailed Mitigation Plan. Following seed collection, special-status species plantings shall be planted into suitable mitigation sites in the undeveloped portions of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan.</p> <p>Implement Conditions of Approval Related to Preserve Maintenance. The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&Rs that describe all aspects of property maintenance of common area preserves and biological resource mitigation areas under control of the HOA. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&Rs.</p>	<p>(1) Qualified botanist shall conduct a seasonal survey prior to ground disturbing activities. (2) If sensitive species are found, seeds are to be gathered and grown. (3) Restoration plantings shall be planted in mitigation areas pursuant to detailed mitigation plan</p>	<p>Prior to and During Construction</p>	<p>Annually for 5 years</p>	<p>(1) For survey, prior to issuance of Grading Permit. (2) For Planting, prior to issuance of Building Permits</p>	<p>Project Biologist, Project Applicant</p>	<p>L.A. County DRP - County Biologist</p>	
		<p>L.A. County review and approval of HOA CC&Rs establishing maintenance responsibilities</p>	<p>During Plan Check</p>	<p>One Time Activity</p>	<p>Prior to Final Map Recordation</p>	<p>Project Biologist, Project Applicant</p>	<p>L.A. County DRP - Land Development Division</p>	
BIO2.								

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO2.	<p>cont.</p> <p>The Lyons Canyon Ranch project HOA shall be responsible to maintain all common areas consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CCARs, and shall be verified by the County of Los Angeles prior to reconstruction of the final tract map.</p>	Biological Resources						
	<p>Prior to undertaking any activities within preserve areas, the HOA shall retain the services of a biologist to assist in the development of a site-specific biological resources survey to the Santa Monica region to provide review and approve of the specific activities in preserve parcels. The biologist shall also oversee HOA maintenance staff, who performing the necessary maintenance, to ensure compliance with biological mitigation measures applicable to the project site.</p> <ul style="list-style-type: none"> Final modification within common areas; Maintenance of privately owned wetlands restoration areas; Maintenance of common areas designated as preserves or mitigation areas; and Maintenance of privately owned trees. 	See Above	During and After Construction	Continuous	Prior to Issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist and Project HOA	L.A. County DRP	
BIO3.	<p>Supplemental Surveys. Prior to site disturbance activities associated with the proposed project, supplemental seasonal field surveys for Calochortus plummerae and Calochortus clavatus shall be conducted to clearly determine and to mark off the exact locations and numbers of plants on site in the development footprint as well as those to be preserved. Surveys shall be conducted in the spring prior to construction to flag locations of Calochortus within and immediately adjacent to the project site. All bulbs and seeds of populations within the grading areas shall be salvaged, translocated, and subsequently planted in preserve areas. Rancho Santa Ana Botanic Garden would be an appropriate and County acceptable facility to conduct the translocation, storage, and ongoing propagation of these species.</p> <p>Avoidance and Protection. Areas with Calochortus outside of the development footprint shall be avoided and preserved in perpetuity through an appropriate recordable legal instrument. The final document shall be recorded prior to issuance of a grading permit. A qualified biologist shall survey the area to identify and protect populations of Calochortus at Lyons Canyon Ranch that are to be avoided and preserved. Where avoidance and protection is not possible, mitigation shall be accomplished through seed collection, bulb translocation and subsequent planting.</p>	<p>(1) Conduct seasonal field surveys to identify plants and Calochortus densities. (2) Harvest bulbs and seeds. (3) Propagation. (4) Preserve Mitigation areas an appropriate legal instrument.</p>	Prior to Construction	Periodic as necessary	<p>(1) Prior to Issuance of Grading Permit for surveys. (2) Prior to Issuance of Certificate of Occupancy for 1st Residential Unit for Restoration</p>	Project Applicant, Project Biologist, L.A. County DRP - County Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
B103	<p>Bulb Translocation. A pre-construction survey during the peak flowering period, approximately March through June, shall be conducted by a qualified botanist, acceptable to the DRP, in the areas of the project site that will be disturbed, and all impacted Calochortus plants shall be marked for subsequent relocation. Each impacted Calochortus bulb shall be carefully delineated with pin flags for collection by a qualified collector. Bulbs shall be collected after the flowering period when the plants are dormant. Where high by concentrations exist onsite, the first ten inches or more of topsoil shall be moved to large blocks to the selected revegetation site. The salvaged bulbs or bulb-containing topsoil shall be translocated to an appropriate site(s) acceptable to the DRP within the preserved portions of the project site.</p> <p>Seed Collection and Propagation. Calochortus are typically grown from seed for mitigation purposes (Grant Bornstein, pers. comm. 30 January 2009). A seasonal survey prior to grading shall be conducted in suitable habitat during and after the flowering season to collect seeds. The survey shall be conducted by a qualified botanist acceptable to the DRP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant nursery experienced with propagating Calochortus species and grown out to 1-gallon container size. The best time to sow seed is in the fall in conjunction with the onset of rain. Calochortus usually takes at least three (3) years to achieve flowering size, depending upon the species (Grant Bornstein, pers. comm. 30 January 2009). These plants shall be planted in suitable preserved habitat onsite and acceptable to the DRP at a ratio of 10 plants for every 1 plant impacted by the project. The propagated plants shall be maintained and monitored for a period of the (3) years after initial planting, with annual reports submitted to the County.</p> <p>Determine Final Mitigation Sites. A site analysis plan must be conducted prior to bulb collection to determine potential planting areas and to identify the most appropriate mitigation site(s) acceptable to the DRP. A detailed mitigation plan shall be prepared and submitted to the DRP for review prior to implementation. The plan must be prepared by a qualified botanist as determined by Los Angeles County Director of Planning. Potential mitigation areas for Calochortus species onsite are shown above on Exhibit 5.8-21. Potential Special-status Plant Species Mitigation Areas. The estimated mitigation area available for relocation and plantings of Calochortus is approximately 28.53 acres.</p> <p>Prepare Detailed Mitigation Plan. Following seed and bulb collection, the Calochortus shall be relocated into a suitable mitigation site in the undeveloped portion of the project site, or in an adjacent undeveloped acreage that shall be preserved in perpetuity. A qualified botanist shall be selected by the applicant that is acceptable to the County to prepare and implement a detailed mitigation plan. Please refer to Page 5.8-97 for a full description of these requirements.</p>	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Check Completed
Biological Resources								
BIO4.	<p>Plant <i>Juglans californica</i> var. <i>californica</i> Crites. To mitigate for the loss of 0.50 acre of <i>Juglans californica</i> Alienus, including the loss of approximately 10 individual Southern California Black Walnut trees, plant locally indigenous seeds (walnuts) of <i>Juglans californica</i> var. <i>californica</i> in a designated mitigation site. <i>Juglans californica</i> var. <i>californica</i> fruit (walnuts) shall be collected from locally indigenous (onsite) sources. Seeds shall be gathered when ripe and transferred to a native plant nursery experienced with propagating <i>Juglans californica</i> for seed storage and subsequent propagation. Seedlings shall be grown out to 1-gallon container size, preferably in liners rather than 1-gallon pots. Seeds are a viable source for mitigation and will be utilized for some replacement. However, nursery-grown plantings should have higher success. These plants shall be planted in suitable preserved habitat found onsite at a ratio of 10 plants for every 1 plant impacted by the project. Since approximately 10 individuals of this species will be impacted from the project, at least 100 trees will be required.</p> <p>The seedlings should be monitored and irrigated on a regular basis to ensure survival. <i>Juglans californica</i> can also be grown from mature stem cuttings and stored in a greenhouse. Rooted cuttings can then be planted at the mitigation site(s). Planting should occur on one or more of the preserve areas onsite on a north-facing slope adjacent to Coast Live Oak Woodland areas. With proper maintenance and monitoring, the insects should be fully effective. No sensitive habitat shall be impacted during <i>Juglans</i> mitigation efforts. The planted plants shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County.</p> <p>Potential <i>Juglans californica</i> var. <i>californica</i> mitigation areas onsite are shown above on Exhibit 6.6-21. Potential Special-Status Plant Species Mitigation Areas. The estimated mitigation area available for plantings of <i>Juglans californica</i> var. <i>californica</i> is approximately 0.35 acres.</p>	<p>(1) Harvest on-site walnut seeds for re-planting. (2) Developer to plant locally indigenous seeds of <i>Juglans californica</i> var. <i>californica</i> fruit in a designated mitigation site</p>	<p>Prior to and During Construction</p>	<p>Annually</p>	<p>(1) Harvest prior to issuance of Grading Permit. (2) Completion of restoration prior to issuance of G of O for the last residential unit.</p>	<p>Project Applicant Project Biologist, L.A. County DRP - County Biologist</p>	<p>L.A. County DRP - County Biologist</p>	
BIO5.	<p>Implementing Mitigation Measure BIO1 will also mitigate for this impact.</p> <p>Conduct Survey, Propagate Seeds, and Plant Crites. Since the location or presence of the rare plant species likely to occur onsite (<i>Yucca</i> greavesii, <i>Erodium macrophyllum</i>, <i>Horsetail</i> <i>concolor</i> ssp. <i>pubescens</i>, <i>Lepidium virginicum</i> var. <i>montanum</i>, <i>Yucca densispina</i>, and <i>Sanicula</i> <i>equisetifolia</i>) is not confirmed, seasonal surveys shall be conducted in suitable habitat at a time when positive identifications can be made. The surveys shall be conducted by a qualified botanist acceptable to the DRP and shall include the use of the Santa Monica Mountains. If any of these plants are found to be within the project impact area, then, prior to grading, seeds shall be gathered and the area shall be maintained to a native plant nursery experienced with propagating rare plants or seedlings. Greenhouse seedlings shall be maintained and monitored for every 1 plant of each species impacted by the project. The mitigation plantings shall be maintained and monitored for a period of five (5) years after initial planting, with annual reports submitted to the County. Seeding may require several seed sowing events to establish viable reproducing populations at the mitigation site.</p>	<p>Project Biologist shall conduct seasonal surveys for rare plants</p>	<p>Prior to Construction</p>	<p>Annually</p>	<p>Prior to Issuance of Grading Permits</p>	<p>Project Applicant Project Biologist, L.A. County DRP - County Biologist</p>	<p>L.A. County DRP - County Biologist</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Biological Resources								
BIO6.	Apply for 401 Certification. Prior to the issuance of a grading permit, the project applicant shall obtain coverage under the California Regional Water Quality Control Board's general permit for storm water discharge associated with construction activity and shall comply with all the provisions of the permit, including the development of a storm water pollution prevention plan, which includes provisions for the implementation of best management practices and erosion control measures. Best management practices shall include both structural and non-structural measures. Implementing Mitigation Measures AQ1 through AQ4 (Mitigation Measures for Dust Control). In the Air Quality section of this EIR, will also mitigate for this impact.	Developer shall obtain 401 Water Quality Certification	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP & RWQCBs	
BIO7.	<p>Implement Conditions of Approval Related to Landscaping. The Lyons Canyon Ranch project shall provide for the establishment of a Home Owners Association (HOA) and the preparation of Conditions, Covenants, and Restrictions (CC&Rs) prior to the recordation of the final tract map as a condition of project approval. The HOA shall be governed by CC&Rs that describe all aspects of property maintenance of common area landscape, and the overall regulation of aesthetics for the property grounds and buildings. The HOA shall be fully funded, pursuant to, and consistent with, the recorded CC&Rs.</p> <p>The Lyons Canyon Ranch project HOA shall be responsible for maintaining all common areas, that are routinely maintained, consistent with the applicable mitigation measures and conditions of approval adopted by the County of Los Angeles. The applicable mitigation measures and conditions of approval that fall under the responsibility of the HOA shall be explicitly specified in the CC&Rs, and shall be verified by the County of Los Angeles prior to recordation of the final tract map.</p> <p>Prior to landscaping installation, the HOA shall retain the services of a licensed landscape architect acceptable to the DRP and tender with plants native to the Santa Monica region to provide review and approval of the landscaping of individual parcels consistent with the plant list approved by the County Biologist. The landscape architect shall also oversee HOA maintenance staff, when performing the following maintenance, to ensure compliance with biological mitigation measures applicable to the project site:</p> <ul style="list-style-type: none"> • Fuel modification within common areas; • Maintenance of street or roadway landscaping; • Maintenance of parks; • Maintenance of landscaped common areas; and • Maintenance of roadway landscaping. <p>Said landscape architect and/or HOA shall not be responsible for maintenance or oversight of facilities within lands dedicated in fee title to Los Angeles County or any other agency. The HOA shall enforce the CC&Rs at all times through the terms outlined in the recorded CC&Rs.</p>	L.A. County review and approval of HOA CC and R's during plan check.	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BI03.	Submit Project Landscape Design Submitted for County Approval. Project landscape design shall be submitted by a qualified botanist to the County Biologist for review and approval. The review shall ensure that no invasive, exotic plant species such as those listed in the CWRPS and California Invasive Plant Council 1989 List (CalIPC 1989), and subsequent (May 1st for 2005) are used in any proposed landscaping, and that suitable substitutes are proposed. Only locally indigenous native species shall be used in landscaping along a boundary bordering open spaces/SEA. Native plants used shall include coastal sage scrub, chaparral, and woodland species that currently occur on the project site.	L.A. County Biologist review and approval of Landscape Plan	During Landscaping Plan Check Phase	One Time Activity	Prior to issuance of Building Permits	Project Applicant,	L.A. County Planning Dept. - County Biologist	
BI04.	Comply with CCA's Landscape Plan Review. The CCA's for the homes shall prohibit planting any invasive exotic species listed by either CWRPS or CalIPC. Homeowner landscaping plans shall be submitted to the HOA for review and approval consistent with this requirement as described in the CCA's. The review shall ensure that no invasive exotic plant species are planted onsite in order to reduce the chance of inadvertent introductions or escapes of invasive exotic species into native habitats, including bordering open space areas and SEAs. Implementing Mitigation Measure BI07 will also mitigate for this impact	Homeowners shall submit landscaping plans to the HOA for review and approval consistent with the requirements described in the CC & R's	During Landscaping Plan Check Phase	One Time Activity	Prior to issuance of a Certificate of Occupancy for each residential unit	Project Applicant, L.A. County DRP - County Biologist	L.A. County Planning Dept. - County Biologist	
BI010.	Implement BMPs. In order to minimize impacts to aquatic (riparian) habitat and aquatic wildlife due to alteration of the riparian habitat onsite, the construction activities shall be conducted during times of no active channel flows (during the dry season, generally June through October). However, if construction must be conducted while active flows are present within the riparian system, the following measures shall be implemented to minimize impacts: - Equipment contact with the active channel should be avoided, and equipment should enter the active channel only within the permitted and demarcated areas. - Piers should be dewatered from the work area prior to blocking work. - Sedimentation barriers should be installed downstream of any work areas within the active channel and should be maintained frequently to ensure they are working properly. - Exposed riparian habitat should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel. - Turbidity levels should be monitored and minimized to levels consistent with the project's RMQS General Permit for stormwater discharge requirements (no greater than a 20% increase in turbidity downstream of the work area). - All foreign materials and litter should be removed from the channel, including but not limited to trash, concrete, metal, fencing, rebar, bryozoan, plastic, and any dumped materials.	Developer shall implement Stormwater BMPs in active channel if construction occurs when active flows are present within the riparian system	During Construction	Periodic as Necessary	Prior to issuance of Grading Permits	Project Applicant	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Biological Resources						Initial Once Completed
		Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	
BI011	Pre-construction Surveys and Relocation. Prior to grading or site-clearing activities, a qualified biologist acceptable to the DRP shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any wildlife species are observed foraging, frequenting, or nesting during construction activities, the wildlife biologist shall allow the wildlife species to escape or shall relocate the wildlife species to a preserved area with similar required habitat. Implementing Mitigation Measure BI08 will also contribute to mitigate for this impact.	Project Biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Project Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BI012	Comply with Migratory Bird Treaty Act. To avoid violating the Migratory Bird Treaty Act or Fish and Game Code §3503, a qualified ornithologist shall survey the construction site(s) two weeks prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction activities. Bird nesting typically occurs from February through August. Some bird species nest outside this period. To protect any active nest sites, the following restrictions on construction are required between February and August (or until nests are no longer active as determined by a qualified biologist). Clearing limits shall be established a minimum of 350 feet in any direction from any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Access and land surveying shall not be allowed within 100 feet of any occupied nest (or as otherwise deemed appropriate by the monitoring biologist). Ornate nests shall be avoided until vacated. Any encroachment into the 350/100-foot-buffer area around the known nest shall only be allowed if it is determined biologist has determined that fledglings have left the nest. Occupied nests adjacent to the construction site(s) may need to be avoided for short durations to ensure nesting success. Any nest permanently vacated for the season need not be protected. Implementing Mitigation Measure BI011 will also contribute to mitigate for this impact.	A qualified ornithologist shall survey the construction site prior to initiation of site disturbance to identify any nests of birds that would be directly or indirectly affected by the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Project Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BI013	Reconstruction Surveys and Fencing off Sensitive Areas. Prior to grading or site-clearing activities, a qualified biologist acceptable to DRP shall survey the construction areas of the site to determine if any special-status wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas. If any special-status wildlife species are observed foraging, frequenting, or nesting during construction activities, the area in which the special-status species was observed should be flagged or fenced off to protect the wildlife species. In addition, the equipment operator shall be informed of the species' presence and provided with training in order to help avoid impacts to this species to the maximum extent possible. As part of the site grading, grading, contractors and heavy equipment operators shall be provided with photographs of expected special-status wildlife species to identify them, and to avoid harming them during construction.	A qualified biologist shall survey the construction areas of the site to determine if wildlife species are foraging, frequenting, or nesting on or adjacent to the construction areas	Prior to Construction	One Time Activity	Prior to Issuance of Project Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Biological Resources						Monitoring Agency/Party	Initial Once Completed
		Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party			
BI014	Survey for Nests and Nesting Activity. Thirty (30) days prior to the onset of construction activities, a qualified biologist acceptable to DRP shall survey within the limits of project disturbance for the presence of any active raptor and bird nests. Any nest found during survey efforts shall be mapped on the construction plans and marked on the ground. If no active nests are found, no further mitigation is required. Results of the surveys shall be provided to the CDFG. If nesting activity is present at any raptor nest site, the active site shall be protected, 100 to 300 feet away from construction activities, until nesting activity has ended to ensure compliance with Section 3503.5 of the California Fish and Game Code. Nesting activity for bird species in the region of the project site normally occurs from February through August.	Project Biologist shall survey within the limits of project disturbance for the presence of any active raptor or bird nests	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist		
BI015	Avoid Contact or Harm to Special-Status Species. To avoid impacts to all special-status wildlife species observed onsite, equipment operators shall avoid contact with or harm to any special-status species and any of their sources of cover (e.g., nest, midden, burrow). If a special-status wildlife species is encountered during construction activities, it shall be allowed to escape any danger that may result from construction work, and the onsite biological monitor shall be notified in order to implement all measures necessary to protect the sensitive species.	Equipment operators shall avoid contact with or harm to any special-status species and their sources of cover	During construction	Continuous	During Construction	Project Applicant, Project Biologist	L.A. County DRP - County Biologist		
BI016	Replace Required Habitat of Observed Special-Status Species. Existing habitat, required by observed or likely special-status wildlife species, shall be replaced, or compensated for, after all development activities have been completed, as presented below in the Mitigation for Impacts to Natural Vegetation, including Sensitive Habitats Section. Compensation for lost habitat onsite shall be accomplished at least in part through improving habitat conditions of preserved onsite habitats, such as through removal of invasive exotic plant species and replacing them with indigenous native species. A residual impact will remain since there will be a reduction of the total area of habitat available onsite.	Project Biologist shall implement habitat mitigation program as required above in Mitigation Measures BI011 and BI012	Post Construction	One Time Activity	Prior to Issuance of Certificate Of Occupancy for Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist		
BI017	Conduct Focused Surveys. Prior to grading, focused surveys shall be conducted on the proposed development site for special-status raptor species that have a high potential to occur onsite. The surveys results shall be submitted within 45 days after completion of the last survey to the CDFG and DRP for concurrence. If it is determined that special-status wildlife species are not present on the proposed development site, then no further mitigation is necessary.	Project Biologist shall complete focused surveys for special-status raptor species	Prior to construction	One time activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist		

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Biological Resources								
BI018.	Implement Relocation Program. If Slender Legless Lizard, Coastal Western Whiptail, Roly Bat, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake (the six special-status reptile species that are likely to occur onsite) were found onsite, then a capture and relocation program shall be implemented. Prior to implementation of the relocation program, the program and the biologist(s) implementing the program shall be subject to approval of the CDFG and the County Biologist. A relocation program shall be prepared to include a detailed methodology for locating, capturing, and relocating individuals prior to construction. The program shall identify a suitable location for relocation of each species prior to capture. A qualified biologist with the necessary permits (if required by CDFG) shall be required for handling the specific special-status wildlife species. The adopted relocation program shall be implemented.	Project Biologist shall implement Slender Legless Lizard, Coastal Western Whiptail, Roly Bat, San Diego Banded Gecko, San Diego Horned Lizard, and/or Coast Patch-nosed Snake relocation plan if species are found onsite	Prior to and During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BI019.	Control Argentine Ants. The control of Argentine Ant from the project site is necessary to prevent the loss of forage resources for the San Diego Horned Lizard, which cannot survive on consumption of Argentine Ant. The landscaping plan, within 300 feet of any natural areas containing San Diego Horned Lizard, shall be designed to utilize native plant species that do not require supplemental irrigation in an attempt to keep invading Argentine Ant populations as low as possible. In addition, an Argentine Ant control plan shall be developed and implemented in perpetuity by the homeowners association or other responsible party. Implementing Mitigation Measures BI013, BI015, and BI016 will also mitigate for this impact.	L.A. County Biologist to review and approval landscaping plan	During Landscape Plan Check Phase	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BI020.	Install Bat Boxes. If the Western Mastiff Bat, or other special-status bat species, is found to forage or nest onsite, then bat boxes shall be installed at appropriate locations within preserved land onsite to replace lost nesting habitat. A mitigation plan designed specifically to provide nesting and foraging habitat for special-status bat species shall be prepared and submitted to CDFG and the County Biologist for approval, and after approval, it shall be implemented.	Project Biologist shall install bat boxes within preserved land onsite to replace lost nesting habitats	Prior to and During Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BI021.	Install Perimeter Fencing. Perimeter fencing at houses onsite adjacent to open space areas shall be designed to prevent dogs from accessing open space areas onsite, and keep wildlife from entering yards and homes as much as feasible. Details of acceptable fencing materials will be included in the project CDDs. Implementing Mitigation Measure BI02 will also mitigate for this impact.	Developer shall install perimeter fencing at houses onsite adjacent to open space areas	During Construction	One Time Activity	Prior to Issuance of C of O for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Biological Resources								
BIO22.	<p>County Review of Project Plans. Prior to issuance of building permits, the County of Los Angeles shall ensure that the following elements are included in all project plans, as appropriate:</p> <ul style="list-style-type: none"> • All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Modern telescopic, low-intensity street lighting, and low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development. Lighting fixtures shall use shielding, if necessary, to prevent spill lighting on adjacent off-site areas. • Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways. • Pictures and standards shall conform to state and local safety and illumination requirements. • All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare. • Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected to minimize reflective glare; and • Automatic timers on lighting shall be designed to maximize personal safety during nighttime use while saving energy. <p>These measures would partially mitigate for adverse impacts of landscaping nuisance lighting impeding wildlife in adjacent open space areas of the project site.</p>	L.A. County Biologist and DPW shall review and approve Landscape Lighting Plans	During Plan Check of Improvement Plans	One Time Activity	Prior to Recordation of Final Map	Project Applicant, Project Biologist	L.A. County DPW - Building and Safety Division, L.A. County DRP	
BIO23.	<p>Hooded Outdoor Lighting. Require all street and outdoor lighting to be hooded to direct away from, or prevent light from entering, open space areas of the project site. Light intensity should be set as low as possible while meeting the primary objective of the outdoor lighting.</p> <p>Implementing Mitigation Measure BIO2 will also mitigate for this impact.</p>	Same as Above	During Plan Check of Improvement Plans	One Time Activity	Prior to Recordation of Final Map	Project Applicant, Project Biologist	L.A. County DPW - Building and Safety Division, L.A. County DRP	
BIO24.	<p>Protect and Enhance Grassland. The loss of 28.53 acres of Grassland vegetation shall be mitigated by enhancing at an acreage rate of 1.5 acres for each acre lost (1.5:1 replacement ratio), equating 44.28 acres of required mitigation. Prior to implementation of any restoration, a detailed program shall be developed by the project applicant for review and approval by DRP and shall contain the following items:</p> <ul style="list-style-type: none"> • Responsibilities and Qualifications Specified. The responsibilities of the landowner, technical specialists, and maintenance personnel shall be specified and implement the restoration plan shall be specified. <p>Protect Grassland Preserved Outside. The project shall preserve 8.43 acres of Grassland onsite in perpetuity by a legal instrument.</p>	L.A. County Biologist shall review and approve Grassland Enhancement Plan	During Plan Check of Improvement Plans	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO24	<p>Enhance Degraded Grassland Preserved Onsite. Habitat enhancement of the required 44.29 acres of Grassland will include seedling invasive species from the remaining Grassland onsite. The grasses of Grassland, from which invasive species will be eradicated, will be planted with appropriate native grasses and herbs. This will increase native groundcover cover to match desired cover types, and increase dominance by native species. Approximately 4.43 acres of Grassland vegetation will be seeded by the proposed project; however, the Grassland onsite is contaminated with invasive exotic plant species. Invasive species removal will be completed on the degraded Grassland habitat onsite in multiple phases. Enhancement of up to 8.43 acres of the 1.5:1 enhancement ratio. An additional 35.46 acres would need to be preserved and enhanced for a total of 44.29 acres of Grassland enhanced and protected. The lack of reasonable suitability (the onsite component) may render this mitigation measure at least partially infeasible.</p> <p>Mitigation Site Selection. The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space areas shall be purchased onsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species.</p> <p>Site Preparation and Planting Implementation. A seasonal survey shall be conducted in suitable habitat after the flowering season to collect seeds from the native grasses and wildflowers inhabiting Grassland habitats onsite. The survey shall be conducted by a qualified botanist acceptable to DWP and familiar with the flora of the Santa Susana Mountains. Seeds shall be collected when ripe, cleaned, and stored by a qualified nursery or institution with appropriate storage facilities, and transferred to a native plant out to 1-gallon container size plantings. The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff); soil treatments (i.e., liming, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; and container plantings. The best time to sow seed is in the fall in conjunction with the onset of rain.</p> <p>These native annual and perennial grass and herb seedlings shall be planted in suitable preserved habitat onsite. The propagated plants shall be maintained and monitored for a period of five (5) years after initial planting with annual reports submitted to the County. Mitigation Measure BIO1 will aid in planting implementation.</p>	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO24, cont.	<ul style="list-style-type: none"> • Schedule. A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30. • Maintenance Plan/Activities. The maintenance plan shall include: weed control, herbicide control, trash removal, irrigation system maintenance, maintenance training, and replacement planting. • Mitigation and Monitoring Plan. A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, liming, and monitoring proposed for grassland mitigation. The monitoring plan shall include: qualitative monitoring (i.e. photographs and general observations); quantitative monitoring (i.e. randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bimonthly thereafter; and annual reports for five years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Grassland habitat within the restored and created areas. • Long-term Preservation. Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity. • Earth-moving Equipment. Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. • Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact. 	See above	See Above	See Above	See Above	See Above	See Above	
	<ul style="list-style-type: none"> • Protect and Enhance Coastal Sage Scrub. The loss of 40.39 acres of Coastal Sage Scrub vegetation shall be mitigated by enhancing an adjacent site of 1.5 acres for each acre lost (1:5:1 replacement ratio), equalling 60.59 acres of required mitigation. Prior to implementation of any restoration, a detailed program prior to issuance of a grading permit shall be developed by the project applicant and shall contain the following items: <ul style="list-style-type: none"> • Responsibilities and Qualifications Specified. The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. • Protect Coastal Sage Scrub Preserved Onsite. The project shall preserve 17.04 acres of Coastal Sage Scrub onsite in perpetuity by a legal instrument. 	L.A. County Biologist shall review and approve Coastal Sage Scrub Restoration Plan	During Plan Check of Improvement Plans	One Time Activity	Prior to issuance of Certificate of Occupancy for 1st Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO23, (cont.)	<p>• Enhance Degraded Coastal Sage Scrub Preserved Onsite. Habitat enhancement of the required 60.58 acres of Coastal Sage Scrub will include eradicating invasive exotics from the remaining Coastal Sage Scrub onsite. The areas of Coastal Sage Scrub, from which invasive species will be eradicated, will be planted with supplemental Coastal Sage Scrub species. This would increase native shrub canopy cover to match desired cover levels, and increase dominance by native species. Approximately 17.04 acres of Coastal Sage Scrub vegetation will be avoided by the proposed project; however, the Coastal Sage Scrub onsite is contaminated with invasive exoic plant species in varying amounts. Specifically, of the 17.04 acres avoided, 7.8 acres of Coastal Sage Scrub vegetation is highly infested with invasive exoic plants (<i>Salvia leucophylla</i>-<i>Brassica</i> Alliance). Enhancement of up to 17.04 acres of degraded Coastal Sage Scrub habitat onsite will mitigate for 28% of the area needed, based on the 1.6:1 enhancement ratio. An additional 43.54 acres would need to be preserved and enhanced, for a total of 60.58 acres of C and protected. The lack of reasonable availability (the offset component) may render this mitigation measure at least partially infeasible.</p> <p>• Exhibit 5.6-22, Potential Habitat Mitigation Areas, shows the locations of remaining Coastal Sage Scrub patches available for implementing the mitigation measures required for impacts to Coastal Sage Scrub habitat.</p> <p>• Mitigation Site Selection. The site for the mitigation shall be determined in coordination with the project applicant and the lead and resource agencies. The site shall be located on the proposed development site in a dedicated open space area or dedicated open space area shall be purchased onsite. Appropriate sites shall have suitable hydrology and soils for the establishment of target native species.</p> <p>• Site Preparation and Planting Implementation. The site preparation shall include: protection of existing native species; trash and weed removal; native species salvage and reuse (i.e., duff, soil treatments (i.e., mulching, decompacting); temporary irrigation installation; erosion control measures (i.e., rice or willow wattles); seed mix application; and container species. Mitigation Measure BIO1 will aid in planting implementation.</p> <p>• Schedule and Maintenance. A schedule shall be developed which includes planting to occur in late fall and early winter between October 1 and January 30. The maintenance plan shall include: weed control; herbivore control; trash removal; irrigation system maintenance; maintenance training; and replacement planting.</p>	See Above	See Above	See Above	See Above	See Above	See Above	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Onsite Completion
BIO25, cont.	<p>• Mitigation and Monitoring Plan. A detailed mitigation plan shall be submitted for approval to the County prior to project implementation. The mitigation plan shall include specifics regarding grassland enhancement, planting details, timing, and monitoring proposed for Coastal Sage Scrub mitigation. The monitoring plan shall include: qualitative monitoring (i.e., photographs and general observations); quantitative monitoring (e.g., randomly placed transects); performance criteria as approved by the resource agencies; monthly reports for the first year and bi-monthly thereafter; and annual reports for the years that shall be submitted to the resource agencies. The site shall be monitored and maintained for five years to ensure successful establishment of Coastal Sage Scrub habitat within the restored and created areas.</p> <p>• Long-term Preservation. Long-term preservation of the site shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. An appropriate legal instrument over the area to be preserved shall be recorded prior to implementation of site grading to ensure protection in perpetuity.</p> <p>• Earth-moving Equipment. Earth-moving equipment shall avoid maneuvering in any area identified as natural open space areas. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan, implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.</p>	See Above	See Above	See Above	See Above	See Above	See Above	
BIO26	<p>Preserve and Protect Avoided Onsite Oak Trees. The 1,168 oak trees to be avoided by the proposed project shall be protected onsite in perpetuity by establishing onsite preserves that are permanently protected from future development and managed for conservation purposes. Management of the preserved trees shall be minimal, focused on including the natural growth and condition of the protected trees and associated habitat. Prior to the issuance of a grading permit, the applicant shall have prepared an oak resource management plan to be reviewed and approved by the DSP and County Forester. Only oak trees and oak resource habitat not in private lots will be credited as preserved habitat.</p>	Developer shall preserve 1,168 oak trees in perpetuity. Project Biologist shall prepare Oak Tree Management Plan	Prior to Construction	Per Management Plan	Prior to issuance of grading permit	Project Applicant, Project Biologist	L.A. County DSP - County Biologist, L.A. County Forester	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO27	<p>Plant 15-gallon Young Oaks Onsite. To mitigate for the loss of 162, and the encroachment of 54, mature oak trees by the proposed project, young oak trees of all three species impacted shall be planted at a 2:1 ratio for non-heritage trees impacted, and at a 10:1 ratio for heritage trees impacted, per the County Oak Tree Ordinance replacement criteria. Specifically, to mitigate for impacted non-heritage oak trees, an overall mitigation ratio of two 15-gallon oaks shall be planted for each tree impacted. To mitigate for impacted heritage oak trees, an overall mitigation ratio of ten 15-gallon oaks shall be planted for each tree impacted. Therefore, at a 2:1 ratio, 288 15-gallon young oak individuals (including 282 Q. agrifolia, 4 Q. berberidifolia, and 12 Q. lobata) would be required for mitigation for the impacts to 216 non-heritage oak trees (including 162 non-heritage lost and 54 non-heritage encroached) onsite. In addition, 130 15-gallon young oak individuals (all Q. agrifolia) would be required for mitigation for the impacts to 18 heritage oak trees (including 13 heritage lost and 6 heritage encroached) required to mitigate for impacts to 216 oak trees, including 18 heritage trees. No existing sensitive habitat shall be impacted as a result of any planting activities. The planted trees shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 100 percent of the acorns or seedlings survive after 7 years. Implementation of BIO1 should also mitigate for impacts to oak species and woodland onsite.</p> <p>Contribute Funds to the Oak Species Forest Fund. If the success criteria for this mitigation measure are not met, the Applicant shall contribute to the Oak Species Forest Fund. The compensation rate shall be set at 50 percent of the assessed economic value of the trees lost, less the estimated economic value of the trees successfully covered under Mitigation Measures BIO26 and BIO27. The economic value of the 164 oak trees to be lost is approximately \$4,211,730. In addition, the economic value of the 54 trees to be encroached is approximately \$2,125,400, totaling \$6,337,130 (including \$4,090,830 for 154 Q. agrifolia lost, \$1,865,700 for 49 Q. agrifolia encroached, \$12,000 for 2 Q. berberidifolia lost, \$90,900 for 6 Q. lobata lost, and \$252,600 for Q. lobata encroached).</p> <p>Transplant Selected Mature Oak Trees Onsite. As part of the proposed project, the applicant proposes to transplant several mature and heritage oak trees that will be impacted from the project, to create open areas and landscaped areas. Even though transplanting mature oak trees is expensive and may have a low success rate, the Applicant desires to transplant selected mature oak trees to potentially help mitigate the loss of oak habitat. A detailed transplantation plan shall be developed by a qualified arborist and submitted to the County for approval. Maintenance and monitoring of all transplanted oak trees shall be required for a period of ten (10) years after transplantation. No sensitive habitat shall be impacted as a result of any transplanting activities.</p>	<p>Developer shall plant required number of 15-gallon Oak Trees onsite. If success criteria is not met, developer shall contribute funds to the Oak Species Mitigation Fund and transplant selected mature oak trees onsite.</p>	During and After Construction	Annually	Prior to Issuance of Borrower's Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Biological Resources								
BIO28:	Plant Acorns or Oak Seedlings Onsite. To mitigate for the loss of 102, and the encroachment of 54, mature oak trees by the proposed project, sprouted oak acorns seedlings of the species impacted shall be planted in appropriate ratios. To mitigate for impacted oak trees, an overall mitigation ratio of 5 seedlings planted for each tree impacted (a 5:1 replacement ratio) shall be implemented. Therefore, 1,080 conifer seedlings would be required for mitigation for the impacts to 216 oak trees onsite. The planted seedlings shall be maintained and monitored for a period of seven (7) years after planting. Success of this mitigation measure will be achieved if 75 percent of the acorns or seedlings survive after 7 years. Implementation of BIO1 should also mitigate for impacts to oak species and woodland onsite.	Developer shall plant acorns or oak seedlings onsite	During Construction	Annually	Prior to Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO29:	Replace Oak Woodland Habitat Onsite. Oak woodland impacts are estimated at 5.82 (including 7.47 acres of upland Coast Live Oak Woodland impacted, 0.92 acres of Coast Live Oak Riparian Woodland impacted, and 0.03 acres of Valley Oak Woodland impacted). Oak woodland habitat will be replaced onsite at a 2:1 ratio within preserved portions of the project site, or at an offsite location. The oak woodland habitat will partially be replaced with the implementation of Mitigation Measures BIO28 through BIO32. Based on the 2:1 ratio, a total of 18.4 acres of oak woodland shall be created onsite, offsite, or a combination of onsite and offsite locations. The oak woodland habitat shall be monitored and maintained for a period of seven (7) years.	Developer shall replace Oak Woodland habitat onsite	During Construction	Annually	Prior to Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO30:	Landscape Irrigation Out of Oak Drifflines. Landscaping requiring irrigation shall not be planted within the drip line of oaks due to the susceptibility of native oaks to root rot caused by excessive unseasonable irrigation. The design and installation of landscape irrigation systems outside the drip line of the oaks shall be such that the area within the drip line is not wetted during operation of the system. In addition, surface runoff from impermeable surfaces shall be directed away from oaks, where natural topography has been altered, provisions shall be made for drainage away from trunks of oaks so that water shall not pond or collect within the drip line of any oak. If any existing oak tree are damaged or impacted by the effects of irrigation or mitigation plantings, additional plantings shall be implemented as replacement. Implementing Mitigation Measure BIO1 and BIO2 will also mitigate for this impact.	Developer shall keep landscape irrigation out of Oak Drifflines	During Construction	One Time Activity	Prior to Issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO31:	Implement Best Management Practices (BMPs) During Construction to Minimize Impacts to Riparian Habitat. Impacts to riparian habitat shall be minimized to the maximum extent possible by implementing the following BMPs: <ul style="list-style-type: none"> Construction equipment shall only cut back or cut down riparian habitat that is absolutely necessary for construction equipment access; At construction activities, within the banks of Lyon Creek and tributaries, should be conducted during seasons of no, or minimal, channel flows (summer/winter only); A path through the creek channel shall be selected that minimizes impacts to the existing riparian vegetation; 	Developer to implement wetland related Best Management Practices (BMPs) during construction	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Onco Completed
Biological Resources								
BIO31, cont.	<ul style="list-style-type: none"> A fence shall be placed around any (native) trees, which are less efficiently replaced by mitigation/restoration efforts. All active wildlife nests existing within the project site riparian vegetation shall be protected and avoided by construction equipment; and A biological monitor shall be present during all construction activities within or adjacent to the drainages of Lyon Canyon that are not to be impacted. 	See Above	See Above	See Above	See Above	See Above	See Above	
BIO32.	Protect Existing Wetlands On-site. 6.85 acres of existing wetlands not to be impacted by the proposed project, shall be protected in perpetuity through a prohibition from any development. The wetland preserve area(s) shall be clearly marked with signs, and a public education program shall be developed for future residents of the project site and visitors.	Developer shall protect remaining onsite wetlands in perpetuity	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO33.	Enhance Existing Disturbed Wetlands On-site. Existing wetlands not impacted by the proposed project, currently are degraded by past activities on the project site (e.g., road crossings, fill, concrete, berms, dumping, invasion by exotic plants). A 1/2 creek shall be stopped for every acre of existing protected wetland habitat that is enhanced. 1/2 of the protected 10.20 acres equals 5.10 acres required for mitigation. Therefore, 1/2 of the protected 10.20 acres equals 5.10 acres to be enhanced. Enhancement activities shall include: removing all foreign materials from wetland areas; eradicating and controlling invasive exotic plant species; and planting native riparian plant species in disturbed areas. Nearly all the wetland areas onsite are currently in a degraded condition, to a 1/2 of the required 5.10 acres for habitat enhancement. Approximately 10.20 acres of riparian habitat is required for mitigation based on the 2:1 ratio. The 10.20 acres of riparian habitat is equivalent to 5.10 acres of enhanced wetlands habitat, equals 6.85 acres of mitigation that is still required to be created. Since the County will detention basins onsite, the applicant shall be required to implement one of the following measures: (1) make a payment to an in-flood fee mitigation program; (2) contribute to a mitigation bank; or (3) create onsite mitigation for 6.85 acres of riparian habitat. The mitigation shall be implemented on 5.17 acres onsite (creating the required 10.20 acres based on the 2:1 mitigation ratio).	Project Biologist shall restore existing disturbed wetlands onsite and/or off-site	Prior to and During construction	Periodic as Necessary	Prior to Issuance of a Certificate of Occupancy for Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO34.	Prepare Disturbed Wetland Areas for Replanting. After efforts to minimize the impacts to the riparian vegetation are implemented, appropriate areas of the project site shall be restored, and lost habitat mitigated. This shall be accomplished by implementing the following mitigation measures: <ul style="list-style-type: none"> Re-planting portions of the drainages to accommodate onsite revegetation and to accomplish natural sinuosity of the creek channel; Replanting and planting selected portions of the site with indigenous riparian plant species; Maintaining and irrigating the restored area; 	Developer shall prepare disturbed wetland areas for replanting	Prior to grading and During Construction	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO34, cont.	<ul style="list-style-type: none"> Removing invasive exotic plants, such as <i>Ceanothus leucanthus</i> (Toadflax), and replacing them with native species to increase species diversity and habitat function; and Monitoring the site for at least five (5) years after restoration plantings have been completed. 	See Above	See Above	See Above	See Above	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	
BIO35.	<p>Design and Implement a Wetlands Restoration Plan. Prior to implementation of any restoration, a detailed program shall be developed by the project applicant and shall be approved by the Corps and CDFG as part of the AIA and 1600 et seq. permitting process. The program shall contain the following items:</p> <ul style="list-style-type: none"> • Responsibilities and qualifications of the personnel to implement and supervise the plan. The responsibilities of the landowner, technical specialists, and maintenance personnel that shall supervise and implement the restoration plan shall be specified. • Site selection. The site for the mitigation shall be determined in coordination with the project applicant and resource agencies. The site shall either be located on the proposed development site in a dedicated open space area or be located on a nearby suitable hydrology and soils for establishment of riparian species. • Site preparation and planting implementation. The site preparation shall include protection of existing native species, trash and weed removal, native species salvage and reuse (i.e., stumps, soil treatments (i.e., mycorrhizae, decomposing), temporary erosion restoration, erosion control measures (i.e., rice or rubber mulch), seed mix application, container plantings. • Schedule. A schedule shall be developed which includes planting to occur in late fall and early winter between October and January. • Maintenance Plantings/Plans. The maintenance plan shall include: weed control, herbicide control, trash removal, irrigation system maintenance; maintenance training; and replacement planting. • Monitoring plan. The monitoring plan shall include: 1) qualitative monitoring (i.e., photographs and general observations), 2) quantitative monitoring (i.e., randomly placed transects), 3) performance criteria as approved by the resource agencies, 4) monthly reports for the first year and bi-monthly thereafter, and 5) annual reports for the years that shall be submitted to the resource agencies on an annual basis. The site shall be monitored and maintained for five years to ensure successful establishment of riparian habitat within the restored and created areas; however, if there is successful coverage prior to five years, the project applicant may request to be released from the monitoring requirements from USACE and CDFG. • Long-term preservation. Long-term preservation of the site through an appropriate recordable legal instrument shall also be outlined in the conceptual mitigation plan to ensure the mitigation site is not impacted by future development. 	Project Biologist shall design and implement Wetland Restoration Plan	Prior to and During Construction	Periodic As Necessary	Prior to Issuance of a Certificate of Occupancy for the Last Residential Unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
BIO35, cont.	<p>• Earth-moving equipment. Earth-moving equipment shall avoid maneuvering in areas outside the identified limits of grading in order to avoid disturbing open space areas that will remain undeveloped. Prior to grading, the open space limits shall be marked by the construction supervisor and the project biologist. These limits shall be identified on the grading plan. No earth-moving equipment shall be allowed within the open space area.</p> <p>• If work must be conducted when surface water flows are present, specific actions should be taken to avoid increasing water turbidity downstream. Surface water flows should be diverted around all construction activities, and no equipment should be allowed to actively work in flowing water without sedimentation and turbidity control measures in place. In order to minimize impacts to aquatic habitat and aquatic wildlife due to alteration of the Riverine habitat on-site, construction shall be conducted during times of no active channel flows. However, if construction must be conducted while active flows are present within the Riverine system, these measures should be implemented to minimize impacts:</p> <ul style="list-style-type: none"> o Equipment contact with the active channel should be minimized to a maximum extent. o Flows should be diverted from the work area, and sedimentation barriers should be installed and maintained. o Arising groundwater should be allowed to settle behind a downstream diversion berm prior to discharge to the primary flow channel. o Turbidity levels should be monitored and minimized (keep below a 20 percent increase over background turbidity). o Employ BMPs for avoiding fuel leaks in or near active flows; and o All foreign materials and litter should be removed from the channel. 	See Above	See Above	See Above	See Above	See Above	L.A. County DRP - County Biologist, Regional Water Quality Control Board, Army Corps of Engineers, and Fish and Game	
BIO36.	Open Area Protection and Management Plan. In addition to Biological Life History mitigation measures presented above, an open area protection and management plan, for all preserve areas designated on-site, shall be prepared to ensure the implementation by HOA of the mitigation and to aid in the protection of the remaining preserved open areas after the development exists.	Designated Biologist shall prepare and implement an Open Space Protection and Management Plan	Post Construction	Continuous	Prior to issuance of Certificate of Occupancy for last residential unit	Project Applicant, Project Biologist	L.A. County DRP - County Biologist	

Number	Mitigation Measure	Cultural Resources						Monitoring Agency/Party	Initial Onsite Completed
		Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party		
CR1.	A pre-grade meeting shall be conducted in which the project archaeologist shall explain the procedures necessary to protect and safely remove potentially significant cultural materials.	Developer shall hire native American archaeologist for construction monitoring	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development		
CR2.	A cultural resource monitoring program shall be instituted during the initial vegetation clearance and soil disturbance for the project. The purpose of this monitoring program is to determine if any significant deposits not identified during the Phase I cultural resources survey exist within the project boundary. The monitoring shall be limited to the initial vegetation clearance and soil disturbance phases of the construction grading. If cultural deposits are found and meet the significance criteria defined in Public Resources Code Section 21083.209, limited data recovery shall be conducted. Consistent with present financial and resource limitations established in CEQA Guidelines, Native Americans shall be actively involved in the monitoring and any subsequent phases of the project mitigation program. Native American participation shall include monitoring of archaeological investigations, construction monitoring, and data analysis. The County shall retain control over the selection and participation of Native Americans in any program required for the project.	Developer shall hire native American archaeologist for construction monitoring	Prior to Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development		
CR3.	If human remains are discovered during grading activities, the Los Angeles County Coroner's Office shall be notified immediately, per state law, and as activities in the immediate area shall cease, until appropriate and lawful measures have been implemented. If the Coroner determines that the remains are Native American, the NADIC shall also be contacted. The NADIC shall designate a Most Likely Descendant (MLD) who will make recommendations concerning the disposition of the remains in consultation with the property owner and project archaeologist.	If any human remains are discovered, developer shall cease construction as directed by archaeological monitor	During Site Grading	Periodic as Necessary	Prior to Continuation of Grading	Project Applicant, and Project Archaeologist	L.A. County DRP - Land Development		
CR4.	A pre-grade meeting shall be conducted in which the project paleontologist shall explain the procedures necessary to protect and safely remove potentially significant fossil materials for study and curation at the NHMLAC.	Developer shall hire qualified paleontologist to conduct pre-construction meeting	During Site Grading	Periodic as Necessary	Prior to Issuance of Grading Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development		
CR5.	Monitoring of grading activities shall be conducted by a qualified paleontologist or monitor(s) supervised by a qualified paleontologist, and shall include periodic screening of sediment samples to identify potential ancient and subfossil materials. Sediment samples may be removed in bulk and screened in a designated area onsite to minimize interference with grading operations. The monitoring program shall be directed by a qualified paleontologist and shall consist of the recovery, preparation for a point of identification, and cataloging of fossil materials.	Developer shall hire qualified paleontologist to conduct on-site monitoring of graded areas	During Site Grading	Periodic as Necessary	Prior to Issuance of Building Permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development		

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Onus Completed
CRB.	Fossil beds impacted by the proposed project should be excavated by a qualified paleontologist to gather and record which species of vertebrate and macroinvertebrate fauna existed onsite during the Pliocene. The fossil record should be preserved in an appropriate museum, such as the Natural History Museum of Los Angeles County, and the results published for the benefit of the scientific community and general public.	Developer shall hire qualified paleontologist to properly excavate any fossils found on-site	During Site Grading	Periodic as Necessary	Prior to Issuance of Building permits	Project Applicant, and Project Paleontologist	L.A. County DRP - Land Development	
Cultural Resources								
Aesthetic and Visual Resources								
AES 1.	Construction equipment staging areas shall be located a minimum of 500 feet from existing residential uses and appropriate screening (i.e., temporary fencing with opaque material), shall be used to buffer views of construction equipment and material, when feasible. Staging location shall be indicated on project Final Development Plans and Grading Plans.	L.A. County shall review and approve of Construction Staging Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading permits	Project Applicant	L.A. County DRP - Land Development	
AES 2.	All construction-related lighting shall be located and aimed away from adjacent residential areas and consist of the minimal wattage necessary to provide safety at the construction site. A construction safety lighting plan shall be submitted to the County of Los Angeles for review concurrent with Grading Permit applications for the subdivision of the lots.	L.A. County shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	
AES 3.	The project biologist shall review the construction staging and construction safety lighting plans and determine the most appropriate location for the staging of construction equipment and construction lighting so that impacts to wildlife are minimized. The project biologist shall provide written verification of his/her approval of these plans to the County of Los Angeles Biologist prior to issuance of a grading permit.	Project Biologist shall review and approve Lighting Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant, Project Biologist	L.A. County DRP - Land Development	
AES4.	The project applicant/developer/builder shall prepare and implement a Landscape Plan that provides planting and maintenance guidance for common landscaped areas, slopes, and undeveloped building pads. The project applicant/developer/builder shall be responsible for the Plan's implementation until such time as a homeowners' association is prepared to take over landscape maintenance responsibilities. The Landscape Plan shall be subject to review and approval by the Los Angeles County Departments of Public Works and Regional Planning, prior to issuance of the grading permit. To ensure its implementation, the Landscape Plan shall be incorporated into the project's Covenants, Conditions, and Restrictions (CCRs) to be recorded prior to final map recordation.	L.A. County shall review and approve Landscape Plans during plan check	Prior to Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	L.A. County DRP - Land Development	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
AES3.	<p>Prior to issuance of building permits, the following elements are included in all project plans, as appropriate:</p> <ul style="list-style-type: none"> - All exterior lighting shall be designed and located as to avoid intrusive effects on adjacent residential properties and undeveloped areas adjacent to the project site. Low-intensity street lighting and low-intensity exterior lighting shall be used throughout the development, as permitted by the Los Angeles County Public Works Department. Lighting fixtures shall use shielding, if necessary to prevent spill lighting on adjacent off-site uses. - Design and placement of site lighting shall minimize glare affecting adjacent properties, buildings, and roadways. - Fixtures and standards shall conform to state and local safety and illumination requirements. - All trail and park lighting shall provide optimum public safety, while at the same time reducing nighttime light spillover and glare. - Development projects shall use minimally reflective glass and all other materials used on exterior building and structures shall be selected with attention to minimizing reflective glare; and - Automatic timers on all lighting fixtures within any on-site recreational structures shall be included in the building design to maximize personal safety during nighttime use while saving energy and reducing light pollution. The timer shall be set so that outdoor lighting within common areas is turned off at 10:00 PM. 	<p>Aesthetic and Visual Resources</p> <p>L.A. County shall review and approve Landscape plan that includes lighting plan designed to reduce light pollution</p>	<p>Prior to Construction</p>	<p>One Time Activity</p>	<p>Prior to Issuance of Building Permits</p>	<p>Project Applicant</p>	<p>L.A. County DRP - Land Development</p>	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Traffic and Circulation								
11.	<p>The improvements summarized below shall be implemented to address project site-specific traffic impacts at the following locations:</p> <p>Roadway Improvements:</p> <p>The Old Road shall be improved to include four travel lanes and a center turn-lane/median along the project frontage. Appropriate roadway transitions south of the project site shall also be constructed by the developer pursuant to the Los Angeles County Department of Public Works roadway design standards.</p> <p>Intersection Improvements:</p> <p>The Old Road & 7th Street:</p> <p>The developer shall improve the above referenced intersection to include the following lane specifications:</p> <p>Northbound: 1 Left-turn Lane, 2 Through Lanes Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Left-turn Lane, 1 Right-turn Lane Project Share - 100%</p> <p>The Old Road & 4th Street:</p> <p>The developer shall improve the above referenced intersection to include the following lane specifications:</p> <p>Northbound: 2 Through Lanes (left-turns prohibited) Southbound: 1 Through Lane, 1 Shared Through/Right-turn Lane Eastbound: 1 Right-turn Lane (left-turns prohibited) Project Share - 100%</p>	<p>Developer shall construct all traffic improvements to the satisfaction of L.A. County DPW and if necessary, City of Santa Clara</p>	During Construction	One Time Activity	Prior to issuance of Certificate of Occupancy for final residential unit	Project Applicant	L.A. County DPW - Traffic and Lighting Division	
12.	<p>The improvements summarized below shall be implemented to address off-site traffic impacts. Please note that these mitigation measures are required to address cumulative traffic impacts. Thus, the project developer shall be responsible for providing its "self-share" contribution prior to recordation of the final map. This contribution will go towards implementation of the following roadway improvements:</p> <p>Freeway On/Off Ramp Intersections</p> <p>1-5 SB Ramp/Arroyo Road & Pico Cyn Rd: Add 3rd Eastbound Through Lane (striping) Project Share - 4.0%</p> <p>1-5 NB Ramps and Lyons Ave: Add 2nd Eastbound Left-turn Lane (striping) Project Share - 100%</p> <p>1-5 SB Ramps & Calverly Blvd: Add 2nd Eastbound Through Lane, and Add 2nd Westbound Through Lane (striping). Install Traffic Signal Project Share - 20.3%</p> <p>The Old Road & Pico Cyn Rd: Convert Eastbound Right-turn Lane to 3rd Eastbound Through Lane (striping) Project Share - 3.3%</p> <p>Chiquita Lane and The Old Road: Add Southbound Right-turn Lane (striping) Install Traffic Signal Project Share - 48.3%</p>	<p>Developer shall continue provide share of funds for improvements</p>	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DPW - Traffic and Lighting Division	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Water and Wastewater								
WM1.	The Los Angeles County Sanitation Districts under the City of Santa Clara Public Works Department shall review and approve the points of connection and quantification of the wastewater flows and the location of the sewer system serving any project proposed within the SCVSD service area boundary.	LA County DPW and City of Santa Clara shall review and approve final sewer improvement plans.	Prior to Construction	One Time Activity	Prior to Issuance of Building permits	Project Applicant	LA County DPW - Building and Safety Division, Department of Health Services	
Schools/Education								
SE1.	Project participation in a mitigation agreement with the Nevada District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Nevada School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Nevada School District, LA County DPW - Land Development	
SE2.	Project participation in the Hart Shum mitigation agreement with the Hart District fully mitigates project specific impacts on this district. This agreement would provide full funding of the costs to construct new facilities necessary to house the additional students generated by the project.	Developer shall pay required school mitigation fees to Hart School District	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	Hart School District, LA County DPW - Land Development	
Fire Services								
FS1.	All proposed development on the site must comply with applicable state and County code and ordinance requirements for fire protection.	Fire Department shall review and approve all building plans consistent with County Code/Building Code fire protection requirements	During and After Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	LA County Fire Department - Fire Prevention Division	
FS2.	Prior to the issuance of a certificate of occupancy, the project applicant shall dedicate to the Los Angeles County Fire Department, a 1.25 acre fire station site at the northeast corner of the proposed project. The fire station site must be constructed and dedicated to the Los Angeles County Fire Department in accordance with the provisions of the AGREEMENT BETWEEN THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY AND WESTERN PACIFIC HOUSING - LYONS CANYON PARTNERS, LLC. Please refer to Appendix P of the Draft EIR for the full text of this agreement.	Developer shall dedicate land for fire station site	During Construction	One Time Activity	Prior to Issuance of a C of O for the 50th residential unit	Project Applicant	LA County Fire Department - Fire Prevention Division	
FS3.	The project shall prepare a Fuel Modification Plan (which includes a landscape plan and irrigation plan) as required for projects located within a Very High Fire Hazard Severity Zone. The Fuel Modification Plan shall be submitted and approved by the County Fire Department prior to issuance of grading permits. The Fuel Modification Plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of submission. The fuel modification plan shall not conflict with the revegetation plan as directed in Section 5.9, Biological Resources	Fire Department shall review and approve all fuel modification plans consistent with County Fire Code protection requirements	During Construction	One Time Activity	Prior to Issuance of Grading Permits	Project Applicant	LA County Fire Department - Fire Prevention Division	
FS4.	Brush clearance shall be conducted prior to initiation of construction activities in accordance with Los Angeles County Fire Department requirements.	Developer to implement fuel modification in conformance with approved Fuel Modification Plan	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	LA County Fire Department - Fire Prevention Division	
FS5.	Adequate access to all buildings on the project site shall be provided for emergency vehicles during the building construction process.	Developer to provide adequate construction access	During Construction	Periodic as necessary	Prior to Issuance of Building Permits	Project Applicant	LA County Fire Department - Fire Prevention Division	
FS6.	Adequate water availability shall be provided to service construction activities.	LA County Fire Dept. to confirm adequate design of fire flows during plan check	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	LA County Fire Department - Fire Prevention Division	

Number	Migration Measure	Action Required	Migration Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Once Completed
Fire Services								
FS1.	The project shall comply with the Los Angeles County Fire Department Development standards with respect to access roadways, building orientation, brush clearance and fire flows.	L.A. County Fire Dept. to confirm compliance with all fire codes during plan check.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Fire Department - Fire Prevention Division	
Sheriff Services								
SS1.	During construction, private security patrols shall be utilized to protect the project site.	Developer shall hire private security to monitor equipment and site during construction.	During Construction	Continuous	Prior to Issuance of Grading Permits	Project Applicant	L.A. County Sheriff Department	
SS2.	As final building plans are submitted to the County for approval in the future, Sheriff's Department design requirements which address demands for services and ensure adequate public safety (such as those pertaining to site access, site security lighting), shall be incorporated into building design.	Developer shall submit final improvement plans to L.A. County Sheriff Dept. for review and approval.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS3.	Project design shall landscape the project site with low-growing groundcover and shade trees, rather than a predominance of shrubs which could conceal potential criminal activity around buildings and parking areas.	Landscape plan shall incorporate "defensible space" concepts to reduce potential criminal activity within project.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS4.	Project design shall provide lighting, to the satisfaction of the Sheriff's Department, around and throughout the development to enhance crime prevention and enforcement efforts.	Lighting plan to be reviewed and approved by Sheriff Dept.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County Sheriff Department	
SS5.	Project design shall provide clearly visible (during the day and night) address signs and/or building numbers for easy identification during emergencies.	Address signs shall be reviewed and approved by L.A. County DPW.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
SS6.	Project design shall provide visibility of doors and windows from the street and between buildings.	Plan Check review and approval of building design to ensure visibility of doors and windows from the street.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division	
Solid Waste								
SW1.	The project applicant/individual project applications shall adhere to all source reduction programs for the disposal of construction materials and solid waste, as required by the County of Los Angeles. Prior to issuance of building permits, a source reduction program shall be prepared and submitted to the Director of Public Works for each future structure constructed on the subject properties to achieve a minimum 50 percent reduction in waste disposal rates, including green waste.	Developer shall develop source reduction program pursuant to L.A. County requirements.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW2.	Project will provide recycling/separation areas in close proximity to dumpsters for non-recyclables, elevators, loading docks, and primary internal and external access points.	Developer shall develop source reduction program pursuant to L.A. County requirements.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW3.	The location of recycling/separation areas shall not be in conflict with any applicable federal, state or local laws relating to fire, building, access, transportation, circulation, or safety.	Developer shall develop source reduction program pursuant to L.A. County requirements.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency	Initial Once Completed
Solid Waste								
SW4.	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW5.	Recycling containers/shops shall be located so that they do not block access to each other.	L.A. County shall review and approve improvement plans that include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW6.	Yard waste shall be reduced through the use of drought-tolerant and native vegetation in common area landscaping whenever possible.	L.A. County shall review and approve landscaping plan which includes common area landscaping with low maintenance and drought tolerant species.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW7.	Kitchen, garage or garden design shall accommodate trash and recyclable components to assist in the County's recycling efforts.	L.A. County shall review and approve final project building plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW8.	Property buyers shall receive educational material on the City's waste management efforts.	Developer shall distribute the County's waste management information to each homeowner.	Post Construction	One Time Activity	Prior to Issuance of a C of O for Each Unit	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
SW9.	The applicant shall comply with all applicable state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provide solid waste disposal areas as required by L.A. County Public Works.	During Construction	Continuous	Prior to Issuance of Building Permits	Project Applicant	L.A. County DPW - Building and Safety Division, L.A. County Sanitation District	
Library Services								
LB1.	The project applicant shall pay the standard Los Angeles County Library mitigation fee of \$65 per dwelling unit, or other amount determined to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee.	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County DRP	
Parks and Recreation								
PR1.	The project shall comply with the County Ordinance and/or Quinby Act by paying the in-lieu fees totaling \$364,331 to the County of Los Angeles.	Developer shall pay required L.A. County Quinby fees.	Prior to Construction	One Time Activity	Prior to Recordation of Final Map	Project Applicant	L.A. County Dept. of Parks and Rec.	

Number	Mitigation Measure	Action Required	Mitigation Timing	Monitoring Frequency	Verification of Compliance	Responsible Party	Monitoring Agency/Party	Initial Date Completed
SW4	The location of recycling/separation areas shall be convenient for those persons who deposit, collect, and load the recyclable materials.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
SW5	Recycling containers shall be located so that they do not block access to each other.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
SW6	Vegetation shall be reduced through the use of drought-resistant and native vegetation in common area landscaping wherever possible.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
SW7	Active, passive or garden design shall accommodate trash and recyclable components to be stored in the County's recycling efforts.	L.A. County shall review and approve improvement plans which include efficient placement of recycling/separation areas.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
SW8	Recycling bins shall receive additional material on the City's waste management efforts.	Developer shall provide the County's waste management information to each homeowner.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
SW9	The applicant shall comply with all local, state and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.	Developer provides solid waste disposal area as required by L.A. County Public Works.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
LEB1	The project applicant shall pay the standard Los Angeles County Library mitigation fee to offset the amount estimated to be appropriate by the County of Los Angeles Public Library.	Developer shall pay standard L.A. County Library mitigation fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
PR1	The project shall comply with the County Ordinance and/or County Act by paying the fee (see fee table \$28,151) to the County of Los Angeles.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 1	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 2	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 3	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 4	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 5	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 6	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 7	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 8	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 9	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 10	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 11	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 12	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 13	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 14	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 15	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 16	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 17	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 18	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 19	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	
DATA 20	Construction Equipment Emissions: Limit unnecessary idling of construction equipment.	Developer shall pay required L.A. County fee.	Prior to Construction	One Time Activity	Prior to issuance of Building Permits	Project Applicant	L.A. County DPW, Building and Safety Division, L.A. County Sanitation District	

